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SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
JANUARY 4, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON
JANUARY 11, 2000

Prepared and mailed December 29, 1999

DOCUMENTS DEPT

DEC 30 1999

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SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra
LIVE BROADCAST KPOO 89.5 FM

DATE: January 11, 2000
TIME: 4:00 P.M.

R-scheduled
See Revised Agenda
1/10/2000

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum DOCUMENTS DEPT.
 2. Report on actions taken at previous Closed Session meeting, if any. JAN 10 2000
 3. Matters of Unfinished Business SAN FRANCISCO
PUBLIC LIBRARY
 - (a) Election of Vice President.
Action taken: _____
 - (b) Authorizing a Personal Services Contract with Economic Research Associates, in an amount not to exceed \$70,000, to conduct a Chinatown Community and Visitor Center Feasibility Study and San Francisco Chinatown Economic Climate Study; Chinatown Economic Development Program. (Resolution No. 222-99) **(Continued from December 21, 1999)**
Action taken: _____
 - (c)(1) Consideration of taking up an item previously tabled indefinitely, namely, item 3(c)(2) below related to contracts for outside legal counsel services.
Action taken: _____
 - (c)(2) Approving a panel of outside legal counsel for Real Estate Legal Services for three years and authorizing the Executive Director to enter into legal services contracts with those firms and to expend funds budgeted for such services in a total amount not to exceed \$250,000 annually, in accordance with Agency contracting practices for use of outside counsel; all redevelopment project areas. (Resolution No. 209-99)
Action taken: _____
 4. Matters of New Business

REGULAR AGENDA

- (a) Appointing Erwin R. Tanjuaquio Agency Commission Secretary. (Resolution No. 1-2000)

Action taken: _____

- (b) Public Hearing to hear all persons interested in (1) the adoption of an assignment of the Disposition and Development Agreement interest of CC California LLC to SF Museum Tower, LLC; and (2) a First Amendment to the Disposition and Development Agreement.

Authorizing an assignment of the Disposition and Development Agreement interest of CC California LLC to SF Museum Tower, LLC and authorizing a First Amendment to the Disposition and Development Agreement to accomplish the assignment with respect to Parcel EB-2A, located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 2-2000)

Action taken: _____

- (c) Authorizing a Second Amendment to the Disposition and Development Agreement with 795 Folsom Realty Associates, LP and conditionally approving revised design and parking for 795 Folsom Street; Yerba Buena Center. (Resolution No. 3-2000)

Action taken: _____

- (d) Authorizing a Letter Agreement with the Department of Public Works, Bureau of Construction Management to provide environmental, geotechnical and engineering services in an amount not to exceed \$100,000 on an as-needed basis; all Redevelopment Project Areas and designated sites. (Resolution No. 4-2000)

Action taken: _____

- (e) Authorizing a First Amendment to the Loan Agreement with Agonafer Shiferaw, sole proprietor of Rassela's Jazz Club and Restaurant to amend the repayment schedule and extend the term of the loan, in connection with the Fillmore Jazz Preservation District; Western Addition A-2. (Resolution No. 5-2000)

Action taken: _____

- (f) Approving the South Plan Area Streetscape Master Plan for the Mission Bay Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South. (Resolution No. 6-2000)

Action taken: _____

- (g) Second reading of Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Mission Bay North Public Improvements); Mission Bay North. (Ordinance No. 1-99).

Action taken: _____

- (h) Second reading of Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 5 (Mission Bay Maintenance District); Misson Bay North and South. (Ordinance 2-99)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding anticipated litigation: Two potential cases.
11. Adjournment

**SAN FRANCISCO REDEVELOPMENT AGENCY
DISABILITY ACCESS**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting or a sound enhancement system. Following a meeting, minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue

THIRD FLOOR COMMISSION BOARD ROOM

SAN FRANCISCO, CA 94102

www.ci.sf.ca.us/sfra

DATE: January 13, 2000

TIME: 3:00 P.M.

PLEASE NOTE CHANGE OF MEETING DATE, TIME & LOCATION

THIS REDEVELOPMENT AGENCY MEETING WAS
PREVIOUSLY SCHEDULED ON JANUARY 11, 2000

REVISED AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

revised 1/10/2000 g

DOCUMENTS DEPT.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. JAN 11 2000
3. Matters of Unfinished Business SAN FRANCISCO PUBLIC LIBRARY

(a) Election of Vice President. (Continued from December 21, 1999)

Action taken: _____

(b) Authorizing a Personal Services Contract with Economic Research Associates, in an amount not to exceed \$70,000, to conduct a Chinatown Community and Visitor Center Feasibility Study and San Francisco Chinatown Economic Climate Study; Chinatown Economic Development Program. (Resolution No. 222-99) (Continued from December 21, 1999)

Action taken: _____

4. Matters of New Business

REGULAR AGENDA

(a) Appointing Erwin R. Tanjuaquio Agency Commission Secretary. (Resolution No. 1-2000)

Action taken: _____

- (b) Public Hearing to hear all persons interested in (1) the adoption of an assignment of the Disposition and Development Agreement interest of CC California LLC to SF Museum Tower, LLC; and (2) a First Amendment to the Disposition and Development Agreement.
- Authorizing an assignment of the Disposition and Development Agreement interest of CC California LLC to SF Museum Tower, LLC and authorizing a First Amendment to the Disposition and Development Agreement to accomplish the assignment with respect to Parcel EB-2A, located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 2-2000)
- Action taken:** _____
- (c) Authorizing a Second Amendment to the Disposition and Development Agreement with 795 Folsom Realty Associates, LP and conditionally approving revised design and parking for 795 Folsom Street; Yerba Buena Center. (Resolution No. 3-2000)
- Action taken:** _____
- (d) Authorizing a Letter Agreement with the Department of Public Works, Bureau of Construction Management to provide environmental, geotechnical and engineering services in an amount not to exceed \$100,000 on an as-needed basis; all Redevelopment Project Areas and designated sites. (Resolution No. 4-2000)
- Action taken:** _____
- (e) Authorizing a First Amendment to the Loan Agreement with Agonafer Shiferaw, sole proprietor of Rassela's Jazz Club and Restaurant to amend the repayment schedule and extend the term of the loan, in connection with the Fillmore Jazz Preservation District; Western Addition A-2. (Resolution No. 5-2000)
- Action taken:** _____
- (f) Approving the South Plan Area Streetscape Master Plan for the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South. (Resolution No. 6-2000)
- Action taken:** _____
- (g) Second reading of Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Mission Bay North Public Improvements); Mission Bay North. (Ordinance No. 1-99).
- Action taken:** _____
- (h) Second reading of Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 5 (Mission Bay Maintenance District); Misson Bay North and South. (Ordinance 2-99)
- Action taken:** _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding anticipated litigation: Two potential cases.
11. Adjournment

**SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY**

1. The meeting/hearing will be held at 770 Golden Gate Avenue at Gough Street, Third Floor, Commission Board Room, in San Francisco. The closest accessible BART Station is the Civic Center stop. Accessible MUNI Lines serving this location are 31 Balboa and 42 Downtown Loop. For information about MUNI accessible services, call the Accessible Services Program at (415) 923-6142.
2. The following services are available by calling Erwin Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting, minutes can be made available by tape or alternative formats.
3. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra
LIVE BROADCAST KPOO 89.5 FM

DATE: January 25, 2000
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

for Rec'd 1/21/2000

5/2000

DOCUMENTS DEPT.

1. Recognition of a Quorum JAN 24 2000
 2. Report on actions taken at previous Closed Session meeting, if any. SAN FRANCISCO PUBLIC LIBRARY
 3. Matters of Unfinished Business
- (a)(1) Consideration of taking up an item previously tabled indefinitely, namely, item 3(a)(2) below related to contracts for outside legal counsel services. **(Continued from December 21, 1999)**

Action taken: _____

- (a)(2) Approving a panel of outside legal counsel for Real Estate Legal Services for three years and authorizing the Executive Director to enter into legal services contracts with those firms and to expend funds budgeted for such services in a total amount not to exceed \$250,000 annually, in accordance with Agency contracting practices for use of outside counsel; all redevelopment project areas. (Resolution No. 209-99)

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, December 21, 1999.

- (b) Authorizing a First Amendment to the Personal Services contract with Project Sentinel in an amount not to exceed \$9,500.00 for fair housing testing; all project areas. (Resolution No. 7-2000)

Action taken: _____

- (c) Authorizing a Fifth Amendment in an amount not to exceed \$51,400 to the Personal Services Contract with Keyser Marston Associates, Inc., for financial evaluation and real estate analysis in connection with the proposed development of the Emporium Site Areas; Yerba Buena Center Redevelopment Project Area. (Resolution No. 8-2000)

Action taken: _____

REGULAR AGENDA

- (d) Adopting Environmental Findings and Approving the N1 Major Phase Submission for the N1 Major Phase Submission; Mission Bay North Redevelopment Project Area. (Resolution No. 9-2000)

Action taken: _____

- (e) Election to be Subject to Section 22873 of the Public Employees' Medical and Hospital Care Act to Provide Health Insurance to Domestic Partners of Agency Employees and Authorization to Amend the Agency's Contract with CALPERS (Resolution No. 10-2000)

Action taken: _____

- (f) Workshop on the Redevelopment Agency's Five-Year Financial Plan and draft 2000-01 Budget

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

**SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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SAN FRANCISCO REDEVELOPMENT AGENCY

CENTER FOR THE ARTS
YERBA BUENA GARDENS - 130 THIRD STREET
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

DATE: February 1, 2000
TIME: 3:00 P.M.

SPECIAL MEETING A G E N D A

1. Recognition of a Quorum.
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the Mission of the Agency and related short- and long-term issues of the Agency's operations.
4. Adjournment.

Members of the public have a right to comment on the matters described above either before or during consideration of the item.

Prepared and mailed January 28, 2000

Rec'd 1/29/00 c
DOCUMENTS DEPT.

JAN 31 2000

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SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. The meeting will be held in the Center for Arts Conference Room in Yerba Buena Gardens, 130 Third Street, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Powell Street, three blocks from Yerba Buena Gardens. Accessible MUNI lines serving this location are the F Line on Market Street and any line serving the Metro Stations on Market and at Powell. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking at the Fifth and Mission Street Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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SAN FRANCISCO REDEVELOPMENT AGENCY



CITY HALL, ROOM 250
BOARD OF SUPERVISORS CHAMBERS
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra
LIVE BROADCAST KPOO 89.5 FM

DATE: February 8, 2000
TIME: 4:00 P.M.

PLEASE NOTE CHANGE OF MEETING LOCATION

TUESDAY, FEBRUARY 8, 2000
BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS
ROOM 250 - CITY HALL
1 DR. CARLTON B. GOODLETT PLACE

JOINT MEETING WITH CITY PLANNING COMMISSION

JOINT PUBLIC MEETING AGENDA

1. Recognition of a Quorum
 - a. (1) Joint Public Meeting with the City Planning Commission Finding and Certifying that the Hunters Point Shipyard Reuse Final Environmental Impact Report (EIR) is adequate, accurate and objective. (Resolution No. 11-2000)
 - a. (2) Adopting Environmental Findings and a Statement of Overriding Considerations Pursuant to the California Environmental Quality Act and State Guidelines in Connection with the Approval of the Redevelopment Plan, Report on the Plan, Design for Development, and Related documents Implementing the Development Program for the Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 12-2000)
- b. Adjournment of Joint Public Meeting.

for Rec'd 2/4/00
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FEB 07 2000

REGULAR MEETING AGENDA

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PUBLIC LIBRARY

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2. Report on actions taken at previous Closed Session meeting, if any.

3. Matters of Unfinished Business

(a) Election of Vice-President

Action taken: _____

4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION
OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN
THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE
REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the Executive Director to accept second mortgages in the original principal amount of \$805,000 and \$694,254 as payment in full of the Loan Agreements in the original principal amount of \$4,715,000 with Housing Development and Neighborhood Preservation Corporation for the development of first time homeowner units for low and moderate income families at 101 Valencia Street; Citywide Tax Increment Housing Program. (Resolution No. 13-2000)
- (b) Authorizing the Executive Director to enter into an Assignment and Assumption Agreement to assign certain rights, title, and interest in Agency Promissory Notes in a total principal amount of \$805,000 Deeds of Trust, and Grant of Rights of First Refusal for fifty-three first time homeowner units for low and moderate income families at 101 Valencia Street to the City and County of San Francisco, acting through the Mayor's Office of Housing; Citywide Tax Increment Housing Program. (Resolution No. 14-2000)
- (c) Authorizing Martha Walters, Environmental Projects Coordinator, to attend the "Emerging Brownfields Opportunities" Conference in New York City, February 28 and 29, 2000. (Resolution No. 15-2000)
- (d) Authorizing Commissioner Lynette Sweet to attend the Special District Governance Seminar and Brown Act and Conflict of Interest Workshop in Long Beach, California, February 24 and 25, 2000, at a cost not to exceed \$1,600.00. (Resolution No. 16-2000)
- (e) Authorizing President Mark Dunlop to attend the 2000 Summit on Military Installation Redevelopment and Reuse in Washington, D.C., April 17 and 18, 2000, at a cost not to exceed \$1,500.00. (Resolution No. 17-2000)

Action taken: _____

REGULAR AGENDA

PLEASE NOTE:

Discussion of item 4(f) of the Regular Agenda will not begin before 5:00 p.m.

- (f) Approving the Schematic Design for the Park Improvements, including the South Beach Park Children's Area, and increasing the Agency's Total Obligation for the Park Improvements and a Public Plaza to an amount not to exceed \$1,870,000, pursuant to a Sublease between the Agency and China Basin Ballpark Company LLC; Rincon Point - South Beach Redevelopment Project (Resolution No. 18-2000)

Action taken: _____

- (g) Authorizing \$600,000 in additional funding to Mary Elizabeth Inn, and California Properties of Woman's Division, Inc., for a total amount not to exceed \$2,706,410 for the rehabilitation of affordable housing for very low-income women, located at 1040 Bush Street, as part of the Citywide Tax Increment Housing Program. (Resolution No. 19-2000)

Action taken: _____

- (h) Authorizing a Predevelopment Grant Agreement with Providence Foundation of San Francisco in an amount not to exceed \$50,000 for predevelopment activities leading to the possible development of Lots 4 and 29 of Block 5306; Bayview Hunters Point Survey Area (Resolution No. 20-2000)

Action taken: _____

- (i) Authorizing a Second Amendment of Agreement for the Sale and Purchase of Real Property with S. Y. Investment Co., Inc., for property located at 7th and Mission Streets, San Francisco and reducing toxics remediation escrow fund to \$900,000; Federal Office Building Redevelopment Project. (Resolution No. 21-2000)

Action taken: _____

- (j) Agency Commission Workshop on the Agency's 2000-01 Budget.

- (k) Resolution to Prohibit Expenditure of funds for Travel by Agency Staff or Commission to South Carolina until such time as the NAACP boycott is ended and the Confederate Flag is taken down from the State Capitol Building. (Resolution No. 22-2000)

Action taken: _____

Matters not appearing on Agenda

- Persons wishing to address the Members on Non-Agenda, but Agency related matters.

Report of the President

Report of the Executive Director

9. Commissioners' Questions and Matters
0. Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are Olson lee, Matthew Schwartz, and Sean Spear. Property locations and entities the Agency may negotiate with are:

- (i) All Hallows Gardens Apartments, 6 Baldwin Court, Hunters Point Redevelopment Project Area, with All Hallows Associates, a Limited Partnership
- (ii) Bayview Apartments, 5 Commer Court, Hunters point Redevelopment Project Area, with Bayview Hunters Point Apartments, a Limited Partnership
- (iii) La Salle Apartments, 30 Whitfield Court #1, Hunters Point Redevelopment Project Area, with La Salle Apartments, a Limited Partnership
- (iv) Shoreview Apartments, 35 Lillian Street, Hunters Point Redevelopment Project Area, with Shoreview Apartments, a Limited Partnership

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are William Carney, Darby Kremers and Judy Eng. Property locations and entities the Agency may negotiate with are:

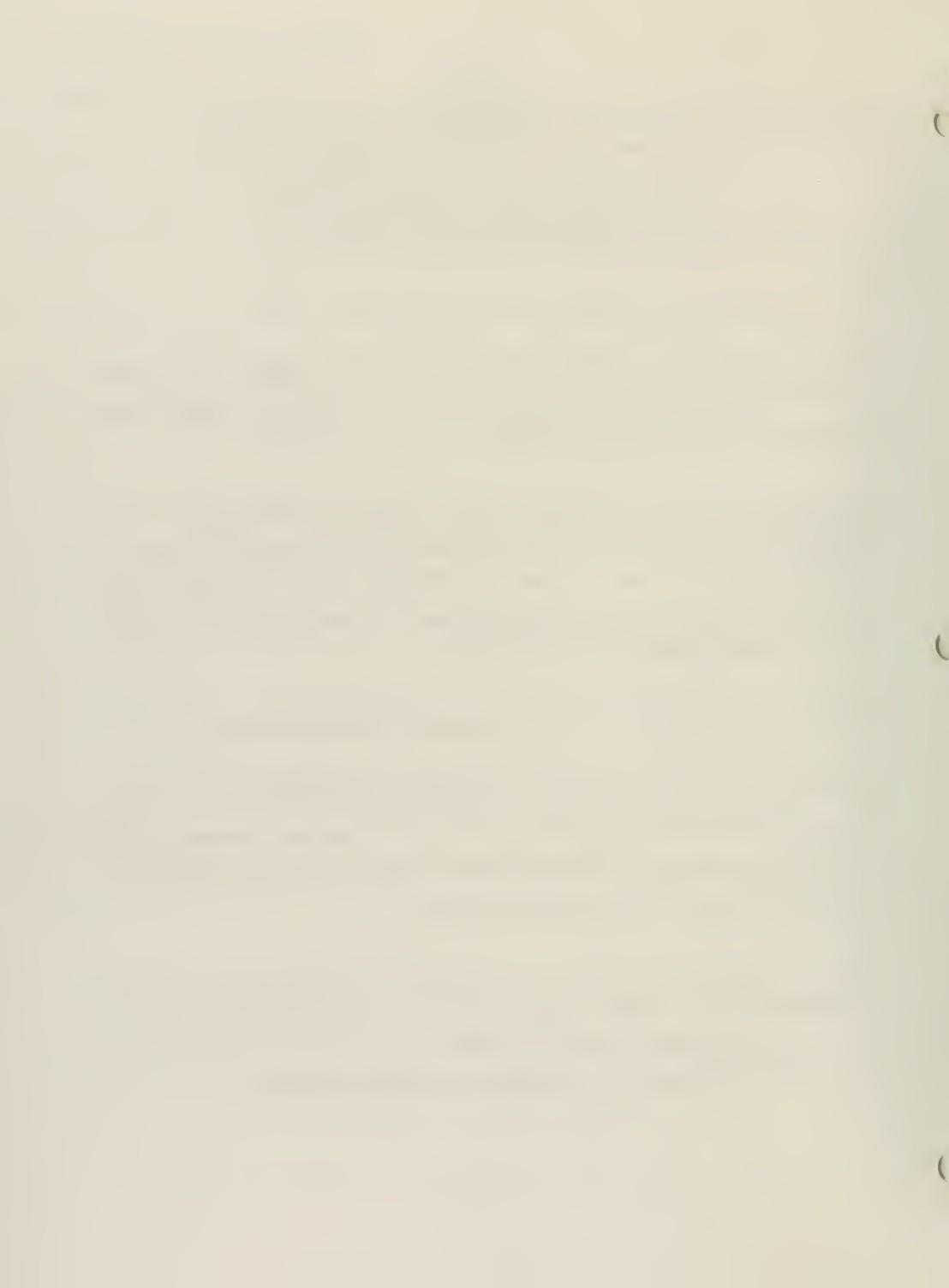
- (i) Jessie Square, north side of Mission Street between Third and Fourth, with Millennium Partners and the San Francisco Parking Authority.
- (ii) Parcel CB-1-MM, north side of Mission Street between Third and Fourth, with the Mexican Museum.
- (iii) Parcel EB-2A, southeast corner of Mission Street and Third Street, with San Francisco Museum Tower, LLC.

1. Adjournment



SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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SAN FRANCISCO REDEVELOPMENT AGENCY



Southeast Community College Facility
Alex Pitcher Community Room
1800 Oakdale Avenue
SAN FRANCISCO, CA 94124
www.ci.sf.ca.us/sfra

DATE: February 15, 2000
TIME: 4:00 P.M.

PLEASE NOTE CHANGE OF MEETING LOCATION

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business
 - (a) Workshop on the Bayview Connections Project; Bayview Hunters Point Survey Area.
 - (b) Workshop on the Preliminary Development Concept for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.
 - (c) Workshop on the Agency's 2000-01 Budget.
5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

DOCUMENTS DEPT.

FEB 11 2000

SAN FRANCISCO
PUBLIC LIBRARY



SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Alex Pitcher Community Room, Southeast Community College Facility, 1800 Oakdale Avenue, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. Accessible MUNI lines serving this location are: #15 Third, #23 Monterey, # 24 Divisadero, #44 O'Shaunessy, and #54 Williams. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking on the streets on Oakdale and Phelps and limited number of parking spaces in the parking lot behind the Southeast Community College Facility on Phelps Street.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.



SAN FRANCISCO REDEVELOPMENT AGENCY



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.cisf.ca.us/sfra
LIVE BROADCAST KPOO 89.5 FM

DATE: February 22, 2000
TIME: 4:00 P.M.

/100
PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Amending Resolution No. 173-99 to change the public hearing date for the Annexation of Territory to Community Facilities District No. 1 (South Beach) and Authorization of the Levy of Special Taxes; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 23-2000)
- (b) Authorizing the extension of existing Personal Service Contracts with the Agency's Panel of Real Estate Economists to May 25, 2000 for Real Estate Economics Services on an As-Needed Basis and Increasing the Budget Authority for these Services by \$50,000 to a Total Aggregate Amount not to exceed \$350,000; All Project Areas (Resolution No. 24-2000)
- (c) Authorizing a First Amendment to the Letter Agreement with the Mayor's Office of Community Development that extends the Time of Performance and increases the Amount of Compensation by \$127,500 for administration of Business Development Contracts with the South of Market Foundation (South of Market, Yerba Buena Center and Rincon Point - South Beach) and Urban Economic Development Corporation (Western Addition A-2 and India Basin Industrial Park), and an Entrepreneurial Training Contract with San Francisco Renaissance; All Redevelopment Project Areas (Resolution No. 25-2000)

Action taken: _____

REGULAR AGENDA

- (d) Workshop on Revised Schematic Design for the Jewish Museum on Central Block One, Yerba Buena Center Redevelopment Project Area
- (e) Authorizing the Executive Director to Submit an Amended Construction Loan Application to the California Department of Boating and Waterways in an Amount not to exceed \$7.4 million for Improvements to South Beach Park and Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 26-2000)

Action taken: _____

- (f) Declaring the intention to Establish a Community Facilities District No. 6 (Mission Bay South Public Improvements) and to Authorize the Levy of Special Taxes in the District; Mission Bay South Project Area (Resolution No. 27-2000)

Action taken: _____

- (g) Declaring intention to incur Indebtedness of the Proposed Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Project Area (Resolution No. 28-2000)

Action taken: _____

- (h) Expressing the intent of the Agency to issue Multifamily Revenue Bonds or Notes in one or more series to finance the new construction of residential facilities at One Church Street in an amount not to exceed \$16,000,000; Citywide Tax Increment Housing Program (Resolution No. 29-2000)

Action taken: _____

- (i) Expressing the intent of the Agency issue Multifamily Revenue Bonds or Notes in one or more series to finance the acquisition and renovation of residential facilities at 1480 Sutter Street in an amount not to exceed \$7,500,000; Western Addition A-2 Redevelopment Project Area (Resolution No. 30-2000)

Action taken: _____

- (j) Workshop on the Agency's 2000-01 Budget

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are William Carney, Darby Kremers and Judy Eng. Property locations and entities the Agency may negotiate with are:

- (i) Jessie Square, north side of Mission Street between Third and Fourth, with Millennium Partners and the San Francisco Parking Authority.

- (ii) Parcel CB-1-MM, north side of Mission Street between Third and Fourth, with the Mexican Museum.
- (iii) Parcel EB-2A, southeast corner of Mission Street and Third Street, with San Francisco Museum Tower, LLC.

11. Adjournment



SAN FRANCISCO REDEVELOPMENT AGENCY ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaqio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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FEB 28 2000

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A G E N D A
Tuesday, February 29, 2000 • 4:00 p.m.

PLEASE NOTE CHANGE OF MEETING LOCATION

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Board of Supervisors Chambers, City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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JOINT MEETING WITH THE PORT OF SAN FRANCISCO
JOINT PUBLIC MEETING AGENDA

1. Recognition of a Quorum
 2. New Business:
 - a. (1) Approving the Basic Concept and Schematic Drawings for Rincon Park; Rincon Point South Beach Redevelopment Project Area (Resolution No. 31-2000)
- Action Taken: _____
- a. (2) Workshop on the Basic Concept Design for Mission Creek Park; Mission Bay North and South Redevelopment Project Areas.
3. Public Comment on Matters Not Appearing on Joint Public Meeting Agenda
 4. Adjournment of Joint Public Meeting.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, which represents the Agency's share of the cost of the Citywide Surety Bond Program. (Resolution No. 32-2000)

Action Taken: _____

REGULAR AGENDA

- (b) Approving the Redevelopment Agency's 2000-01 Budget. (Resolution No. 33-2000)

Action Taken: _____

- (c) Authorizing Exclusive Negotiations with a Developer for the Purchase and Development of Parcel 714-A(2), located at the corner of Myrtle Street and Van Ness Avenue; Western Addition A-2 Redevelopment Project Area. (Resolution No. 34-2000)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



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Mark Dunlop, President

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Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

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Erwin R. Tanjuaquio, Commission Secretary



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MAR - 3 2000

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A G E N D A

Tuesday, March 7, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
 - (a) 1. Workshop: Preliminary Discussion regarding the transfer of South Beach Harbor Operations, Maintenance, etc. from the Redevelopment Agency to the Port of San Francisco.
 - (a) 2. Authorizing the Executive Director to Submit an Amended Construction Loan Application to the California Department of Boating and Waterways in an Amount not to exceed \$7.4 million for Improvements to South Beach Park and Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 26-2000) (**Continued from February 22, 2000**)

Action taken: _____

4. Matters of New Business:

CONSENT AGENDA

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CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION
AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE
WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE
COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE
MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE
MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS
A SEPARATE ITEM:

- (a) Authorizing Commissioners Darshan Singh and Benny Y. Yee to attend the California
Redevelopment Association's (CRA) Annual Conference and Exposition in San Diego,
March 15-17, 2000, at a cost not to exceed \$2,800.00 (Resolution No. 35-2000)

Action taken: _____

REGULAR AGENDA

- (b) **Agency Staff will recommend that this Public Hearing be Continued**

Public Hearing to hear all persons interested in Authorizing Execution of a Deed and Other Conveyance Instruments in Connection with the Sale of 53 Rebecca Lane to Angela L. Campbell as part of the Hunters Point Affordable Housing Program; Hunters Point Redevelopment Project Area

Authorizing Execution of a Deed and Other Conveyance Instruments in Connection with the Sale of 53 Rebecca Lane to Angela L. Campbell as part of the Hunters Point Affordable Housing Program; Hunters Point Redevelopment Project Area

Action taken: _____

- (c) Authorizing the Executive Director to enter into a Second Amendment to the Personal Services Contracts with Willie B. Kennedy and Cassandra Tompkins for Administrative and Community Outreach Services for the Hunters Point Shipyard Citizens Advisory Committee for an aggregate amount not to exceed \$153,831; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 36-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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Mark Dunlop, President

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Ramon Romero

Darshan Singh

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MAR 10 2000

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A G E N D A
Tuesday, March 14, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
 - (a) Authorizing Exclusive Negotiations with a Developer for the Purchase and Development of Parcel 714-A(2), located at the corner of Myrtle Street and Van Ness Avenue; Western Addition A-2 Redevelopment Project Area (Resolution No. 34-2000) **Continued from February 29, 2000**

Action taken: _____

4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing a First Amendment to the Option Agreement, a First Amendment to the Memorandum of Option, a First Amendment to the Regulatory and Grant Agreement, and a First Amendment to the Tax Increment Affordable Housing Loan Agreement with Howard Street Development Corporation, in conjunction with the development of 88 units of very low income housing at the northeast corner of 8th and Howard Streets, South of Market Earthquake Recovery Project Area. (Resolution No. 37-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session: (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment regarding Agency office space lease with San Francisco Federal Credit Union. Agency negotiators: Darby Kremers and James Nybakken.
- (b) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (c) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding anticipated litigation: One potential case.

11. Adjournment
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REDEVELOPMENT AGENCY of the City and County of San Francisco



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Mark Dunlop, President

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Ramon Romero

Darshan Singh

Lynette Sweet

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Erwin R. Tanjuaquio, Commission Secretary



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MAR 17 2000

A G E N D A

Tuesday, March 21, 2000 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Commissioner Lynette Sweet to attend the Manchester Craftsmen's Guild's Board Meeting in Pittsburgh, Pennsylvania, March 31, April 1 and 2, 2000 at a cost not to exceed \$1,200 to be reimbursed to the Agency (Resolution No. 38-2000)
- (b) Authorizing Helen Sause, Deputy Executive Director, Program and Project Management to travel to Washington D.C., March 24-27, 2000 to attend the 2000 NAHRO Legislative Conference, at a cost not to exceed \$1,350.00 (Resolution No. 39-2000)

Action Taken: _____

REGULAR AGENDA

- (c) Approving the Basic Concept Design for Mission Creek Park pursuant to the Owner Participation Agreements with Catellus Development Corporation; Mission Bay North and South Redevelopment Project Areas (Resolution No. 40-2000)

Action Taken: _____

- (d) Adopting environmental findings pursuant to the California Environmental Quality Act and Approving the Block 26, 26A, 27 and 28 Major Phase Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 41-2000)

Action Taken: _____

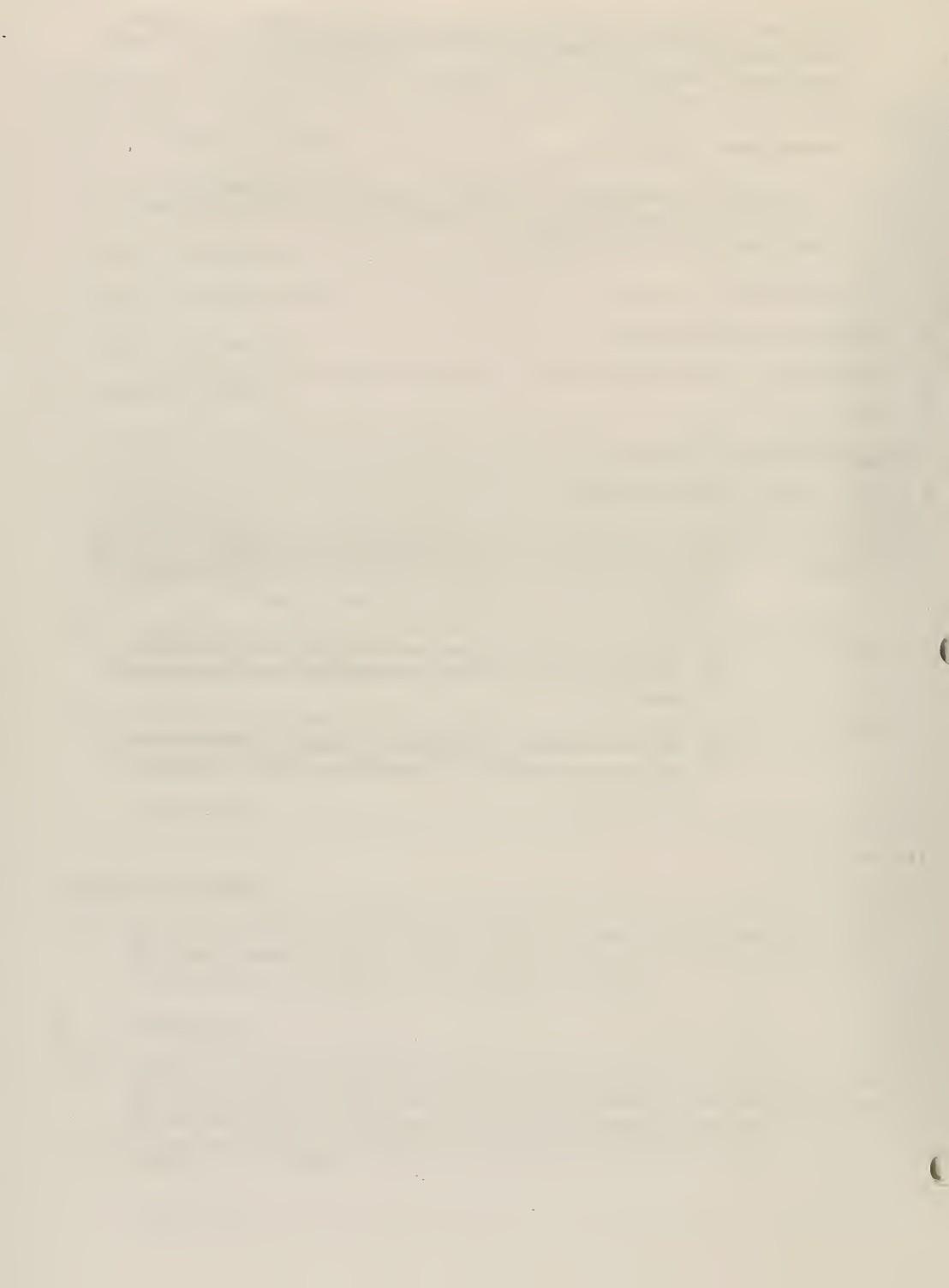
- (e) Approving the Block 26A Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 42-2000)

Action Taken: _____

- (f) Authorizing a Third Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 43-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are Olson Lee, Matthew Schwartz, and Sean Spear. Property locations and entities the Agency may negotiate with are:
 - (i) All Hallows Gardens Apartments, 6 Baldwin Court, Hunters Point Redevelopment Project Area, with All Hallows Associates, a Limited Partnership
 - (ii) Bayview Apartments, 5 Commer Court, Hunters Point Redevelopment Project Area, with Bayview Hunters Point Apartments, a Limited Partnership
11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



BOARD OF SUPERVISORS CHAMBERS

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MAR 22 2000

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Thursday, March 23, 2000 • 12:00 p.m.

CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

Pursuant to Section 32 of the bylaws of the Redevelopment Agency, Notice is hereby given that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held in the Board of Supervisors' Legislative Chambers, Room 250, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California at 12:00 o'clock p.m. on Thursday, March 23, 2000, for the purpose of holding a Joint Public Meeting with the City Planning Commission for the Draft Environmental Impact Report on the Brannan Square Mixed Used Development Project within the Rincon Point - South Beach Redevelopment Project Area.

Erwin R. Tanjuaquio
Agency Commission Secretary

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Board of Supervisors Chambers, City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REDEVELOPMENT AGENCY of the City and County of San Francisco



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Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaqio, Commission Secretary



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A G E N D A

Tuesday, March 28, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaqio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business:

REGULAR AGENDA

- (a) Approving a Personal Services Contract with Kutak Rock LLP for legal assistance on conveyance of Hunters Point Shipyard properties from the the Navy, in an amount not to exceed \$100,000; Hunters Point Shipyard Redevelopment Project Area
(Resolution No. 44-2000)

Action Taken: _____

- (b) Public Hearing to hear all persons interested in the formation of Community Facilities District No. 6 (Mission Bay South Public Improvements)
- (c) Forming Community Facilities District No. 6 (Mission Bay South Public Improvements), Authorizing the Levy of a Special Tax Within the District and Preliminarily Establishing an Appropriations Limit for the District; Mission Bay South Redevelopment Project
(Resolution No. 45-2000)

Action Taken: _____

- (d) Determining the necessity to incur bonded indebtedness within Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area (Resolution No. 46-2000)

Action Taken: _____

- (e) Calling a Special Election in Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area (Resolution No. 47-2000)

Action Taken: _____

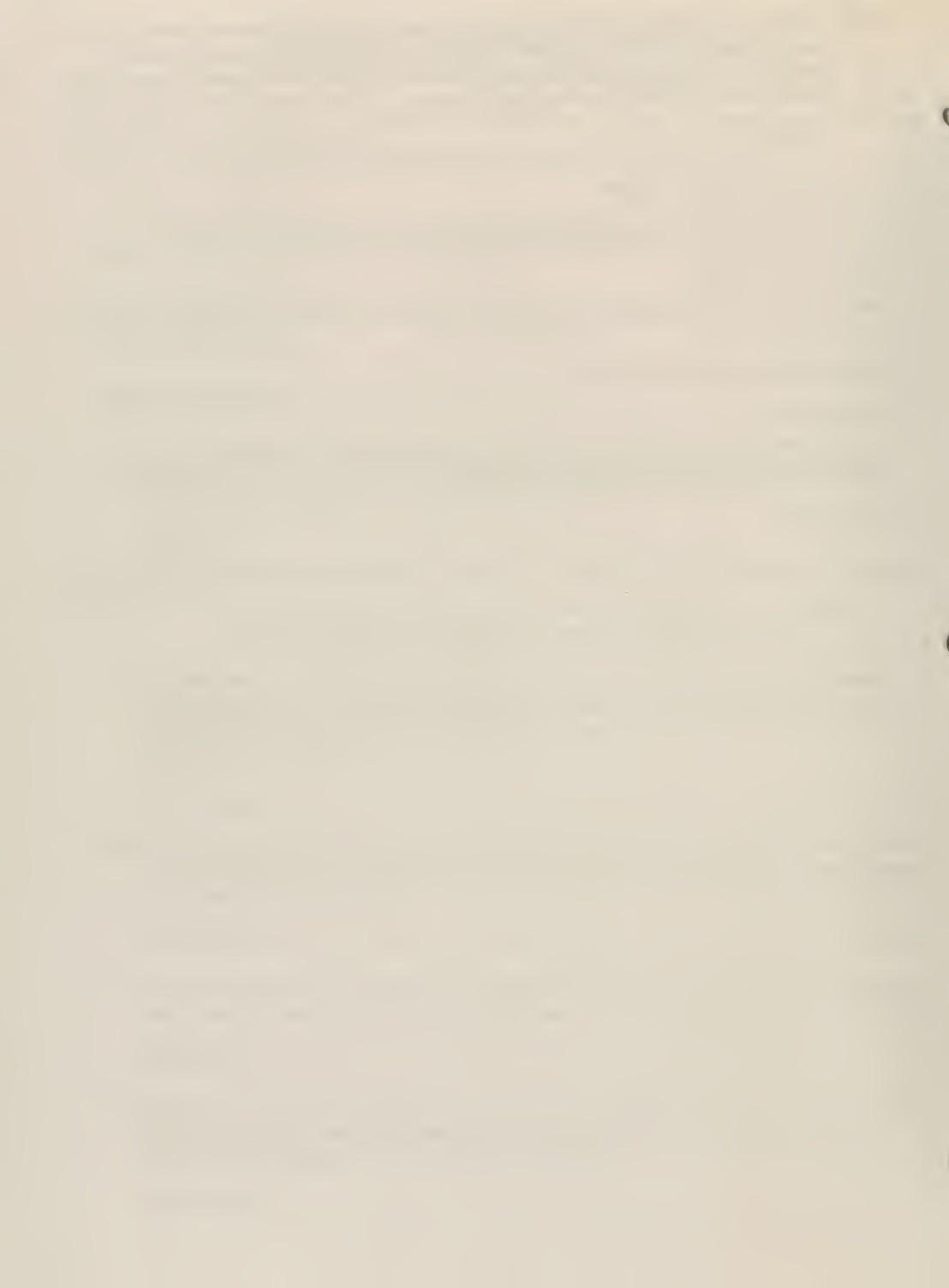
- (f) Declaring results of the Special Election in Community Facilities District No. 6 (Mission Bay South Public Improvements) and recording notice of special tax lien; Mission Bay South Redevelopment Project Area (Resolution No. 48-2000)

Action Taken: _____

- (g) Adopting a Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements): Mission Bay South Redevelopment Project Area (Ordinance No. 1-2000) (First Reading)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director: Status Report on Parcel EE-2, Hunters Point Redevelopment Project Area
9. Commissioners' Questions and Matters
10. Closed Session:
Pursuant to Government Code Section 54957 on personnel matters: Annual public employee performance evaluation for the Executive Director
11. Adjournmènt



REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlap, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tamayoquio, Commission Secretary



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A G E N D A

Tuesday, April 4, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are, #42 Downtown Loop, #71 Hayes/Nortega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tamayoquio at 415-749-5457 at least 72 hours prior to the meeting hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business:

REGULAR AGENDA

- (a) Adopting a Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements); Mission Bay South Redevelopment Project Area (Ordinance No. 1-2000) (Second Reading)

Action Taken: _____

- (b) Authorizing the Executive Director to enter into a First Amendment to the Personal Services Contract with Emily Rogers for Administrative and Coordinating Services to the Bayview Hunters Point Project Area Committee in an amount not to exceed \$52,000; Bayview Hunters Point Survey Area (Resolution No. 49-2000)

Action Taken: _____

- (c) Authorizing a First Amendment to the Regulatory and Grant Agreement with Minna Russ Housing Development Corporation in an Amount not to exceed \$119,820 in conjunction with the Development of Tutubi Park (also known as Minna Park) at 535 Minna Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 50-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
 - (a) Status Report on Parcel EE-2, Hunters Point Redevelopment Project Area
 - (b) Status Report on Proposed Acquisition of Properties Along Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area

9. Commissioners' Questions and Matters

10. Closed Session: Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The properties are located along the Sixth Street corridor, within the South of Market Earthquake Recovery Redevelopment Project Area and are listed below. The entities the Agency may negotiate with are the listed property owners. The Agency negotiators are Olson Lee, Darby Kremers, Bill Carney and Vanessa Dandridge.

- (a) The Alder Hotel, 169-183 Sixth Street
Owner: Vijaykumar D. and Ramilaben V. Patel
- (b) Balmoral South Hotel, 87-99 Sixth Street
Owner: James Lee Trustee
- (c) The Plaza Hotel, 988 Howard Street
Owner: Keshavbhai B. and Rukhiben K. Patel
- (d) 101-115 Sixth Street
Owner: Fred and Herta Rautenkranz Living Trust

11. Adjournment

Notice

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

APRIL 11, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

APRIL 18, 2000

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 18, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION
AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE
WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE
COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE
MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE
MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS
A SEPARATE ITEM:

- (a) Authorizing Travel for Olson Lee, Housing Division Manager to attend the 2000 Association of Local Housing Finance Agencies (ALHFA) Spring Educational Conference on April 26-29, 2000 in Boston, Massachusetts at a cost not to exceed \$1,760 (Resolution No. 51-2000)
- (b) Appointing Assistant Agency Secretaries (Resolution No. 52-2000)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing Execution of an Owner Participation Agreement with Northshore Resources IV, Limited Partners for the Development of Site H-1, Hoopers South End Grain Warehouse, 64-72 Townsend Street, (Lot 3 in Assessor's Block 3789) Located at the Southwest Corner of Townsend and Colin P. Kelly Jr. Streets; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 53-2000)

Action Taken: _____

- (d) Conditionally Approving Schematic Design for the Retention and Rehabilitation of the Hoopers South End Grain Warehouse, 64-72 Townsend Street, Site H-1 (Block 3789, Lot 3); by Northshore Resources IV Limited Partners for the Development; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 54-2000)

Action Taken: _____

- (e) Authorizing Execution of an Owner Participation Agreement with Northshore Resources IV, Limited Partners for the Development of Site H-2, Colin P. Kelly Street Warehouse (52 Colin P. Kelly, Jr. Street, Lot 10 in Assessor's Block 3789); Rincon Point - South Beach Redevelopment Project Area (Resolution No. 55-2000)

Action Taken: _____

- (f) Conditionally Approving Schematic Design for the Retention and Rehabilitation of the 52 Colin P. Kelly Street Warehouse; of Site H-2 (Assessor's Block 3789, Lot 10); by Northshore Resources IV Limited Partners for the Development; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 56-2000)

Action Taken: _____

- (g) Authorizing the Execution of Loan Agreements in an Aggregate Principal Amount not to exceed \$20,000,000 Relating to the Issuance of Tax Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, Approving the Official Statement Relating to the Bonds, and Authorizing and Approving Other Matters Properly Relating Thereto; Agency-Wide (Resolution No. 57-2000)

Action Taken: _____

AFTER THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
 - (a) Status Report on Parcel EE-2, Stony Hill Summit, Hunters Point Redevelopment Project Area
 - (b) Status Report on the LaSalle and Shoreview Apartments Resident Outreach Program
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 25, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business;
 - (a) Election of Vice-President

Action Taken: _____

4. Matters of New Business:

REGULAR AGENDA

- (a) Conditionally Approving the Schematic Design for the Jewish Museum San Francisco on Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 58-2000)

Action Taken: _____

- (b) Public Hearing to hear all persons interested in a Fourth Amendment to the Disposition and Development Agreement with the Jewish Museum San Francisco; Yerba Buena Center Redevelopment Project Area

Authorizing a Fourth Amendment to the Disposition and Development Agreement with the Jewish Museum San Francisco, for the Purchase and Development of Parcel CB-1-JSS, the Jessie Street Substation, located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 59-2000)

Action Taken: _____

NOTE: Item 4 (c) below will not be heard before 5:00 p.m.

- (c) Public Hearing to hear all persons interested in the Annexation of Territory to Community Facilities District No. 1 (South Beach), and the Levy of Special Taxes Connected with the Maintenance Services Performed therein; Rincon Point - South Beach Redevelopment Project Area

Annexation No. 2 of Territory to Community Facilities District No. 1 (South Beach), Authorizing the Levy of a Special Tax and Submitting Levy of Tax to Qualified Electors; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 60-2000)

Action Taken: _____

- (d) Public Hearing to hear all persons interested in the Lease of Land located at 477 O'Farrell Street, as part of the Agency's Housing Preservation Program: Citywide Tax Increment Housing Program
- Authorizing the Executive Director to: (1) Enter into an Assignment Agreement with Citizens Housing Corporation, in conjunction with the Purchase of Land at 477 O'Farrell Street; (2) Dispose of the Agency's Interest in the Land at 477 O'Farrell Street through a Ground Lease with Citizens Housing Corporation; and (3) Enter into a Tax Increment Loan Agreement with Citizens Housing Corporation, in an amount not to exceed \$1,000,000; in conjunction with the Acquisition of 101 units of Very Low Income Senior Housing and all related Actions and Documents as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 61-2000)

Action Taken: _____

- (e) Authorizing a First Amendment to the Disposition and Development Agreement with the Stony Hill Summit, LLC to Revise the Performance Schedule. Hunters Point Redevelopment Project Area (Resolution No. 62-2000)

Action Taken: _____

- (f) Consideration of Proposals for the Juneteenth Festival, Western Addition A-2 Redevelopment Project Area (Resolution No. 63-2000)

Action Taken: _____

- (g) Presentation on the Final Report on the Western Addition A-1 Redevelopment project Area in Connection with a Closure of the Project Area and Transmitting the Final Report to the Planning Commission of the City and County of San Francisco; Western Addition A-1 Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director: (a) Status Report on Request for Proposals (RFP) for the 474 Natoma/1009 Mission Development Project; South of Market Earthquake Recovery Redevelopment Project Area
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to California Government Code Section 54957.6, Conference regarding Labor Negotiations with the newly organized San Francisco Redevelopment Agency Employees Association.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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Notice

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

MAY 2, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

MAY 9, 2000

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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BOARD OF SUPERVISORS LEGISLATIVE CHAMBERS
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PLEASE NOTE CHANGE OF MEETING LOCATION

TUESDAY, MAY 9, 2000 • 4:00 P.M.

BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS
ROOM 250 - CITY HALL
1 DR. CARLTON B. GOODLETT PLACE

JOINT MEETING WITH CITY PLANNING COMMISSION

JOINT PUBLIC MEETING AGENDA

1. Recognition of a Quorum

- a. Joint Public Meeting with the City Planning Commission Finding and Certifying that the Brannan Square Mixed Use Development Project Final Environmental Impact Report (EIR) is Adequate, Accurate and Objective. (Resolution No. 64-2000)
- b. Public Comment to address the members of both Commissions on non-agenda matters.

[Note: Public comment and testimony is NOT taken by the Planning Commission or Redevelopment Agency Commission on hearings for Certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Commissions during the Public Comment portion of the Commission calendar.]

2. Adjournment of Joint Public Meeting.

NOTE: The Regular Agenda will not be heard before 4:30 p.m.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business;
 4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION
AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE
WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE
COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE
MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE
MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS
A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Personal Services Contract with the Saylor Consulting Group for as-needed cost estimating services, which increases the contract by an amount not to exceed \$20,000; All Redevelopment Project Areas and other Designated Sites (Resolution No. 65-2000)

Action Taken: _____

- (b) Authorizing a First Amendment to the Personal Services Contract with Hanscomb Associates, Inc., for as-needed cost estimating services, which increases the contract by an amount not to exceed \$20,000; All Redevelopment Project Areas and other Designated Sites (Resolution No. 66-2000)

Action Taken: _____

REGULAR AGENDA

- (c) **Agency Staff will recommend that this Public Hearing be Continued to May 23, 2000**

Public Hearing to hear all persons interested in the Execution of a Deed and Other Conveyance Instruments in Connection with the Sale of 53 Rebecca Lane to Angela L. Campbell as part of the Hunters Point Affordable Housing Program; Hunters Point Redevelopment Project Area

Authorizing the Execution of a Deed and Other Conveyance Instruments in Connection with the Sale of 53 Rebecca Lane to Angela L. Campbell as part of the Hunters Point Affordable Housing Program; Hunters Point Redevelopment Project Area

Action Taken: _____

- (d) Authorizing a Fourth Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C & F, located on the southeast corner of Bush and Laguna Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 67-2000)

Action Taken: _____

- (e) Authorizing Execution of Personal Services Contracts with a Panel of Real Estate Independent Fee Appraisers and Appraisal Firms for a period of Three Years in an Annual Amount of Approximately \$120,000 (not to Exceed a total aggregate amount of \$360,000 over the Three-Year Period) for Appraisal Services on an As-Needed Basis; All Project Areas and Other Designated Areas; (Resolution No. 68-2000)

Action Taken: _____

- (f) Authorizing the Executive Director to apply for, and accept, \$1,050,000 Grant on behalf of the Agency from the U.S. Department of Housing and Urban Development (HUD) as part of the Housing Opportunities for Persons with AIDS Special Projects of National Significance (HOPWA SPNS) Program (Resolution No. 69-2000)

Action Taken: _____

- (g) Workshop on the Mid-Market redevelopment planning effort; Mid-Market Redevelopment Survey Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session:

- (1) Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO
- (2) Pursuant to California Government Code §54956.9, Conference with Legal Counsel regarding existing litigations. Two existing cases:
 - (a) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct. - Unlimited, Case No. 176632); and
 - (b) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct. - Unlimited, Case No. 310861)

- (3) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment regarding Agency office space lease with San Francisco Federal Credit Union. Agency negotiators: Darby Kremers and James Nybakken.

11. Adjournment

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Board of Supervisors Legislative Chambers, City Hall, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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MAY 12 2000

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A G E N D A

Tuesday, May 16, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business;
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION
AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE
WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE
COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE
MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE
MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS
A SEPARATE ITEM:

- (a) Authorizing Commissioner Lynette Sweet to attend the Special District Finance Seminar and Board Meeting Management Workshop in Palm Springs, California, June 21 through 25, 2000, at a cost not to exceed \$1,700.00. (Resolution No. 70-2000)
- (b) Authorizing the Executive Director to apply for, and accept an additional \$320,000 grant for a total of \$1,370,000 on behalf of the Agency from the U.S. Department of Housing and Urban Development (HUD) as part of the Housing Opportunities for Persons With AIDS Special Projects of National Significance (HOPWA SPNS) Program. (Resolution No. 71-2000)

Action Taken: _____

REGULAR AGENDA

- (c) Workshop on the Schematic Design of Site G, Rincon Point - South Beach Redevelopment Project Area
5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:
 - (1) Pursuant to California Government Code §54956.9, Conference with Legal Counsel regarding anticipated litigation. One claim.
 - (2) Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Leroy King

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MAY 22 2000

A G E N D A
Tuesday, May 23, 2000 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416. 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business;
4. Matters of New Business:

REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in the Authorization to Execute a Deed of Trust and Other Conveyance Instruments and Authorization to Exercise the Agency's Right of First Refusal with respect to purchase of property in connection with the sale of 53 Rebecca Lane. Affordable Homeownership Program: Hunters Point Approved Redevelopment Project Area
- Authorizing Execution of a Deed of Trust and Other Conveyance Instruments and Authorization to Exercise the Agency's Right of First Refusal with respect to purchase of property in connection with the sale of 53 Rebecca Lane. Affordable Homeownership Program: Hunters Point Approved Redevelopment Project Area (Resolution No. 72-2000)

Action Taken: _____

- (b) Authorizing the Executive Director to (1) Exercise the Right of First Refusal or Option to Purchase and (2) Expend an amount not to exceed \$250,000 to provide loans and grants to low- and moderate-income first-time home buyers in conjunction with the resale of Agency assisted ownership units; All Redevelopment Project Areas (Resolution No. 73-2000)

Action Taken: _____

- (c) Authorizing the Executive Director to enter into Exclusive Negotiations with a developer for the disposition of Agency owned parcel at 1009 Mission Street to develop affordable housing for first time homebuyers. South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 74-2000)

Action Taken: _____

- (d) Authorizing the Executive Director to enter into Exclusive Negotiations with a developer for the disposition of an Agency owned parcel at 474 Natoma Street to develop affordable housing for first time homebuyers. South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 75-2000)

Action Taken: _____

- (e) Authorizing a Third Amendment to the Operating Agreement between Zeum and the Redevelopment Agency of the City and County of San Francisco which provides an advance of \$200,000 for facility security, operation and maintenance; Yerba Buena Center Redevelopment Project Area (Resolution No. 76-2000)

Action Taken: _____

- (f) Workshop on three Mission Bay items: (1) Basic Concept Design for The Commons Open Space, Mission Bay south Redevelopment Project Area; (2) Basic Concept Design for Block 28, Mission Bay South Redevelopment Project Area; and (3) Combined Basic Concept and Schematic Design for Block N2 Parcel 3, Mission Bay North Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

9. Commissioners' Questions and Matters

10. Closed Session: (1) Pursuant to California Government Code §54956.9. Conference with Legal Counsel regarding existing litigations. Two existing cases:

(a) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct.-Limited, Case No. 176632); and

(b) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct.-Unlimited, Case No. 310861)

(2) Pursuant to California Government Code §54957.6. Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Ramon Romero

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanquaquo, Commission Secretary



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MAY 30 2000

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R E V I S E D
A G E N D A
Tuesday, May 30, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business;
4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing a Personal Services Contract with The Private Industry Council of San Francisco, Inc., for a period of Three Years in an amount not to exceed \$899,586 for FY 2000-01 plus 3% cost of living increases for both Fys 2001-02 and 2002-03, to enter into and administer contracts for employment and training services with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc.'s South of Market Employment Center and Young Community Developers, Inc.; Western Addition Area A-2, Yerba Buena Center, South of Market, Rincon Point - South Beach, India Basin Industrial Park Redevelopment Project Areas and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 77-2000)

Action Taken: _____

- (b) Approving the Block 28 Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 78-2000)

Action Taken: _____

- (c) Reconsideration of a Motion to Reject Resolution No. 50-2000 on April 4, 2000 Authorizing a First Amendment to the Regulatory and Grant Agreement with Minna Russ Housing Development Corporation in an Amount not to exceed \$119,820 in conjunction with the Development of Tutubi Park (also known as Minna Park) at 535 Minna Street; South of Market Earthquake Recovery Redevelopment Project Area

Action Taken: _____

- (d) Authorizing a First Amendment to the Regulatory and Grant Agreement with Minna Russ Housing Development Corporation in an Amount not to exceed \$119,820 in conjunction with the Development of Tutubi Park (also known as Minna Park) at 535 Minna Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 79-2000)

Action Taken: _____

(e) Agency Staff will recommend that this Public Hearing be Continued to June 13, 2000

Public Hearing to hear all persons interested in Authorizing a Second Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, LP, a California Limited Partnership, for the Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets (which provides for the addition of land to be developed); Yerba Buena Center Redevelopment Project Area

Authorizing a Second Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, LP, a California Limited Partnership, for the Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets (which provides for the addition of land to be developed); Yerba Buena Center Redevelopment Project Area

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

JUNE 6, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

JUNE 13, 2000

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Leroy King

Kathryn C. Palamountain

Ramon Romero

Darshan Singh

Lynette Sweet

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JUN 12 2000

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A G E N D A

Tuesday, June 13, 2000 • 4:00 p.m.

NOTE: The Commission will convene to Closed Session beginning at 4:00 p.m.
and the Public Session will begin no sooner than 4:20 p.m. or shortly thereafter.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:
 - (a) Closed Session: Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding anticipated litigation: One potential case.
 - (b) Rescission of Resolution No. 74-2000 on May 23, 2000 Authorizing the Executive Director to enter into Exclusive Negotiations with Asian Inc. for the disposition of Agency owned parcel at 1009 Mission Street to develop affordable housing for first time homebuyers; South of Market Earthquake Recovery Redevelopment Project Area

Action Taken: _____

- (c) Authorizing a Public Offering through the issuance of a Request for Proposals for the disposition and development of Agency owned parcel located at 1009 Mission Street to develop affordable housing for first time homebuyers; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 80-2000)

Action Taken: _____

- (d) Election of Vice President

Action Taken: _____

- (e) Approving the Block 28 Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 78-2000) **(Continued from May 30, 2000)**

Action Taken: _____

- (f) **Agency Staff will recommend that this Public Hearing be Continued to June 20, 2000**

Public Hearing to hear all persons interested in Authorizing a Second Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, LP, a California Limited Partnership, for the Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets (which provides for the addition of land to be developed); Yerba Buena Center Redevelopment Project Area

Authorizing a Second Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, LP, a California Limited Partnership, for the Parcel CB-1 Market Street Parcel, located on the south side of Market Street between Third and Fourth Streets (which provides for the addition of land to be developed); Yerba Buena Center Redevelopment Project Area **(Continued from May 30, 2000)**

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the Executive Director to purchase of two SULEV vehicles from Toyota of San Francisco in an amount not to exceed \$45,000 (Resolution No. 81-2000)

Action Taken: _____

REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in Authorizing the Executive Director to execute a Real Property Conveyance Agreement with the United States of America, acting by and through the General Services Administration, concerning the disposition of real property at the northwest corner of 7th and Mission Streets for the construction of a Federal office building; Federal Office Building Redevelopment Project Area.

Authorizing the Executive Director to execute a Real Property Conveyance Agreement with the United States of America, acting by and through the General Services Administration, concerning the disposition of real property at the northwest corner of 7th and Mission Streets for the construction of a Federal office building; Federal Office Building Redevelopment Project Area. (Resolution No. 82-2000)

Action Taken: _____

- (c) Authorizing the Executive Director to execute an Agreement for the Transfer of Real Estate with the City and County of San Francisco for the acquisition of a vacated portion of Jessie Street; Federal Office Building Redevelopment Project Area (Resolution No. 83-2000)

Action Taken: _____

- (d) Authorizing a Second Amendment to a Tax Increment Affordable Housing Loan in an amount not to exceed \$1,614,893 for a total of \$2,837,893 with Howard Street Development Corporation for the construction of 88 replacement units for very low-income households at 1166-1188 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 84-2000)

Action Taken: _____

- (e) Authorizing a Second Amended and Restated Option Agreement with Howard Street Development Corporation, in conjunction with the construction of 88 replacement units for very low-income households at 1166-1188 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 85-2000)

Action Taken: _____

- (f) Authorizing a Housing Opportunities for Persons with HIV/AIDS (HOPWA) Capital Loan Agreement in an amount not to exceed \$950,000, with Tenderloin Neighborhood Development Corporation ("TNDC") in conjunction with the construction of 10 very low income units at 1166-1188 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area. (Resolution No. 86-2000)

Action Taken: _____

- (g) Authorizing Execution of a Tax Increment Affordable Housing Program Loan Agreement in an amount not to exceed \$2,553,395 with GP/TODCO-A for the rehabilitation of 152 very low income units at the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 87-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are William Carney, Darby Kremers and Judy Eng. Property locations and entities the Agency may negotiate with are:
 - (i) Parcel CB-1 market Street Parcel, located on the south side of Market Street between Third and Fourth Streets, with CB-1 Entertainment Partners, LP, a California Limited Partnership
 - (ii) Parcel CB-1-MM, located on the northerly side of Mission Street between Third and Fourth Streets, with the Mexican Museum, a California non-profit corporation.
 - (c) Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director

Erwin R. Tanjuaqio, Commission Secretary



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A G E N D A

Tuesday, June 20, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:
 - (a) Public Hearing to hear all persons interested in Authorizing a Second Amendment to the Disposition and Development Agreement concerning the CB-1 Market Street Parcel with CB-1 Entertainment Partners, L.P., to add the Jessie Square Parcel and the Mexican Museum Parcel and provide for the construction of Jessie Square, the Jessie Square Garage, and the Mexican Museum, all of which are located between Mission and market Streets and between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area

Authorizing a Second Amendment to the Disposition and Development Agreement concerning the CB-1 Market Street Parcel with CB-1 Entertainment Partners, L.P., to add the Jessie Square Parcel and the Mexican Museum Parcel and provide for the construction of Jessie Square, the Jessie Square Garage, and the Mexican Museum, all of which are located between Mission and market Streets and between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area (Continued from May 30, 2000 and June 13, 2000) (Resolution No. 89-2000)

Action Taken: _____

-
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Execution Of A Second Amendment To The Janitorial Services Contract With W & F Building Maintenance Co., Inc. Which Extends The Contract Term To August 31, 2000 And Increases The Total Compensation To An Aggregate Amount Not To Exceed \$6,000; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 90-2000)
- (b) Authorizing a Sixth Amendment to the Letter Agreement with the Treasure Island Development Authority, increasing the amount by \$52,000 to a total aggregate amount of \$207,250 and extending the term from July 1, 2000 to June 30, 2001; Treasure Island (Resolution No. 91-2000)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Fifth Amendment to the Land Disposition Agreement with the Mexican Museum regarding Parcel CB-1-MM, located on the northerly side of Mission Street between Third and Fourth Streets, which provides for the lease of the Museum Building to the Mexican Museum after its construction by CB-1 Museum Partners; Yerba Buena Center Redevelopment Project Area (Resolution No. 92-2000)

Action Taken: _____

- (d) Workshop on the African-American Cultural Center; Yerba Buena Center Redevelopment Project Area
- (e) Approving The Basic Concept Design For The 6.7-Acre Linear Park Known As The Commons Open Space Pursuant To An Owner Participation Agreement With Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 93-2000)

Action Taken: _____

- (f) Approving The Schematic Design For Block 26a In The Mission Bay South Redevelopment Project Area Pursuant To An Owner Participation Agreement With Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 94-2000)

Action Taken: _____

- (g) Expressing The Intent Of The Redevelopment Agency Of The City And County Of San Francisco To Issue Multifamily Mortgage Revenue Bonds In One Or More Series To Finance Residential Facilities At Parcel 2 Of Block N2, Mission Bay North Housing Program, For Redevelopment Purposes In An Amount Not To Exceed \$20,000,000; Mission Bay North Redevelopment Project Area (Resolution No. 95-2000)

Action Taken: _____

- (h) Authorizing A First Amendment To A Mission Bay North Affordable Housing Program Predevelopment Loan Agreement In An Amount Not To Exceed \$3,762,061 And Revise The Schedule Of Performance With Mission Housing Development Corporation For The Development Of 100 Rental Units For Very Low Income Households On Parcel 2 Of Block N2; Mission Bay North Redevelopment Project Area (Resolution No. 96-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:
 - (1) Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, June 27, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Amending and Supplementing Resolution No. 75-1988 and Authorizing and Directing certain other Actions related to Redevelopment Agency of the City and County of San Francisco George R. Moscone Convention Center Lease Revenue Bonds, Series 1988 and the Agency Lease Revenue Bonds, Series 1992 (George R. Moscone Convention Center); Yerba Buena Center Redevelopment Project Area (Resolution No. 99-2000)

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing Execution of a Letter Agreement with the Mayor's Office of Community Development for a period of Three Years in the amount of \$597,675 For Fiscal Year 2000-01, plus 3% cost of living increases for both fiscal years 2001-02 and 2002-03, to enter into and administer Business Development Contracts with the South of Market Foundation (South Of Market, Yerba Buena Center and Rincon Point-South Beach), Urban Economic Development Corporation (Western Addition A-2, India Basin Industrial Park and Hunters Point Shipyard) and San Francisco Renaissance (All Redevelopment Project Areas) (Resolution No. 100-2000)

Action Taken: _____

- (c) Approving Signage Master Plan for the Mission Bay South Redevelopment Project Area Pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 101-2000)

Action Taken: _____

- (d) Approving a fiscal year 2000-01 budget for the South of Market Project Area Committee in an amount not to exceed \$152,922; and authorizing a Second Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, in accordance therewith; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 102-2000)

Action Taken: _____

- (e) Approving the Preliminary Determination that a Managerial/Supervisory Unit is Appropriate. Recognizing the San Francisco Redevelopment Employee Association as a nonexclusive representative of certain employees, and Referring Disputes Regarding the Non-Managerial/Non-Supervisory Classifications to Mediation under Government Code Section 3507.1 (Resolution No. 103-2000)

Action Taken: _____

- (f) Authorizing Execution of a Renegotiated Memorandum of Agreement with SEIU Local 790, for the Period of July 1, 2000 through June 30, 2003 (Resolution No. 104-2000)

Action Taken: _____

- (g) Authorizing the Termination of the Disposition and Development Agreement with Stony Hill Summit, LLC, for the development of Parcel EE-2, located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue; Hunters Point Redevelopment Project Area (Resolution No. 105-2000)

Action Taken: _____

The following items will not be heard before 5:00 p.m.

PRESENTATION ON THE AGENCY'S ANNUAL FUNDING OF HOPWA SUPPORTIVE SERVICES AGREEMENTS (for the following 6 items, (h) - (m))

- (h) Authorizing a Housing Opportunities for Persons With Aids Supportive Services Agreement in an amount not to exceed \$672,463 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue (Resolution No. 106-2000)

Action Taken: _____

- (i) Authorizing a Housing Opportunities for Persons with Aids (Hopwa) Supportive Services Agreement in an amount not to exceed \$464,642 with Maitri in connection with its Residential Care Facility located at 401 Duboce (Resolution No. 107-2000)

Action Taken: _____

- (j) Authorizing a Housing Opportunities for Persons with Aids Supportive Services Agreement in an amount not to exceed \$462,804 with Dolores Street Community Services for its Residential Care Facility located at 220 Dolores Street (Resolution No. 108-2000)

Action Taken: _____

- (k) Authorizing a Housing Opportunities for Persons with Aids Supportive Services Agreement in an amount not to exceed \$1,387,487 with Catholic Charities of the Archdiocese of San Francisco for its Leland House at 141 Leland Avenue (Resolution No. 109-2000)

Action Taken: _____

- (l) Authorizing a Housing Opportunities for Persons with Aids Supportive Services Agreement in an amount not to exceed \$331,833 with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street (Resolution No. 110-2000)

Action Taken: _____

- (m) Authorizing a Housing Opportunities for Persons with Aids Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$118,195 (Resolution No. 111-2000)

Action Taken: _____

The following items will not be heard before 5:30 p.m.

**PRESENTATION ON THE AGENCY'S ACQUISITION AND PROPOSED DISPOSITION
OF FIVE PROPERTIES UNDER THE HOUSING PRESERVATION PROGRAM**

- (n) Authorizing the Executive Director to enter into a Purchase Agreement with Marlton Manor Associates, a California Limited Partnership, to buy the 151-unit residential project at 240 Jones Street for a price of \$5,100,000 as part of the Agency's Housing Preservation Program (Resolution No. 112-2000)

Action Taken: _____

- (o) Authorizing the Executive Director to enter into a Purchase Agreement with The Alexander, a California Limited Partnership, to buy the 179-unit residential project at 230 Eddy Street for a price of \$6,400,000 as part of the Agency's Housing Preservation Program (Resolution No. 113-2000)

Action Taken: _____

- (p) Authorizing the Executive Director to Execute : (1) a Purchase Agreement in an amount not to exceed \$4,100,000, for the Antonia Manor, 180 Turk Street; (2) an Agreement which Assigns the Agency's Rights to Purchase the Improvements at 180 Turk Street to the Tenderloin Neighborhood Development Corporation, a California Nonprofit Public Benefit Corporation, and Grants an Option to enter into a Ground Lease with the Agency concerning such Property; (3) a Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation in an amount not to exceed \$2,332,607; and (4) an Agreement to Guarantee the Payment of certain Mortgage Revenue Bonds in an amount not to exceed \$1,794,300; and related Actions and Documents to enable the Acquisition and Renovation of Antonia Manor, all as part of the Agency's Housing Preservation Program (Resolution No. 114-2000)

Action Taken: _____

- (q) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more Series to Finance Residential Facilities at Antonia Manor, 180 Turk Street, Preservation Housing Program, for Redevelopment Purposes in an amount not to exceed \$9,000,000; Citywide Housing Program (Resolution No. 115-2000)

Action Taken: _____

- (r) Authorizing the Executive Director to Execute: (1) a Purchase Agreement in an amount not to exceed \$4,900,000, for The Maria Manor, 174 Ellis Street; (2) an Agreement which Assigns the Agency's Rights to Purchase the Improvements at 174 Ellis Street to the Tenderloin Neighborhood Development Corporation, a California Nonprofit Public Benefit Corporation, and Grants an Option to enter into a Ground Lease with the Agency concerning such Property; (3) Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation in an amount not to exceed \$1,555,873; and (4) Enter into an Agreement to Guarantee the Payment of certain Mortgage Revenue Bonds in an amount not to exceed \$1,807,319; and related Actions and Documents to enable the Acquisition and Renovation of Maria Manor, all as part of the Agency's Housing Preservation Program (Resolution No. 116-2000)

Action Taken: _____

- (s) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more Series to Finance the Acquisition and Renovation Of Residential Facilities at Maria Manor, 174 Ellis Street, Preservation Housing Program, for Redevelopment Purposes in an amount not to exceed \$9,000,000; Citywide Housing Program (Resolution No. 117-2000)

Action Taken: _____

- (t) Authorizing a Grant Agreement in an amount not to exceed \$25,000 with The Maria Manor Tenants Association and a Fiscal Agent Agreement with Lee, Quan, Ho, & Le for Resident Capacity Building and Preliminary Financial Feasibility Activities under the Resident Capacity Grant Program, as part of the Agency's Housing Preservation Program (Resolution No. 118-2000)

Action Taken: _____

- (u) Authorizing the Executive Director to Execute: (1) a Purchase Agreement in an amount not to exceed \$7,800,000, for The Notre Dame Apartments, 1590 Broadway; (2) an Agreement which Assigns the Agency's Rights to Purchase the Improvements at 1590 Broadway to the Chinatown Community Development Center, a California Nonprofit Public Benefit Corporation, and Grants an Option to enter into a Ground Lease with the Agency concerning such Property; and (3) an Agreement to Guarantee the Payment of certain Mortgage Revenue Bonds in an amount not to exceed \$6,704,522; and related Actions and Documents to enable the Acquisition and Renovation of Notre Dame Apartments, all as part of the Agency's Housing Preservation Program (Resolution No. 119-2000)

Action Taken: _____

- (v) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more Series to Finance the Acquisition and Renovation of Residential Facilities at Notre Dame Apartments, 1590 Broadway, Preservation Housing Program, for Redevelopment Purposes in an amount not to exceed \$20,800,000; Citywide Housing Program (Resolution No. 120-2000)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: (1) Pursuant to California Government Code §54956.9, Conference with Legal Counsel regarding existing litigations. Two existing cases:
 - (a) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct.-Limited, Case No. 176632); and
 - (b) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct.-Unlimited, Case No. 310861)
 11. Adjournment
-

**REDEVELOPMENT AGENCY
of the
City and County of San Francisco**



Willie L. Brown, Jr., Mayor

**Mark Dunlop, President
Ramon Romero, Vice-President
Leroy King
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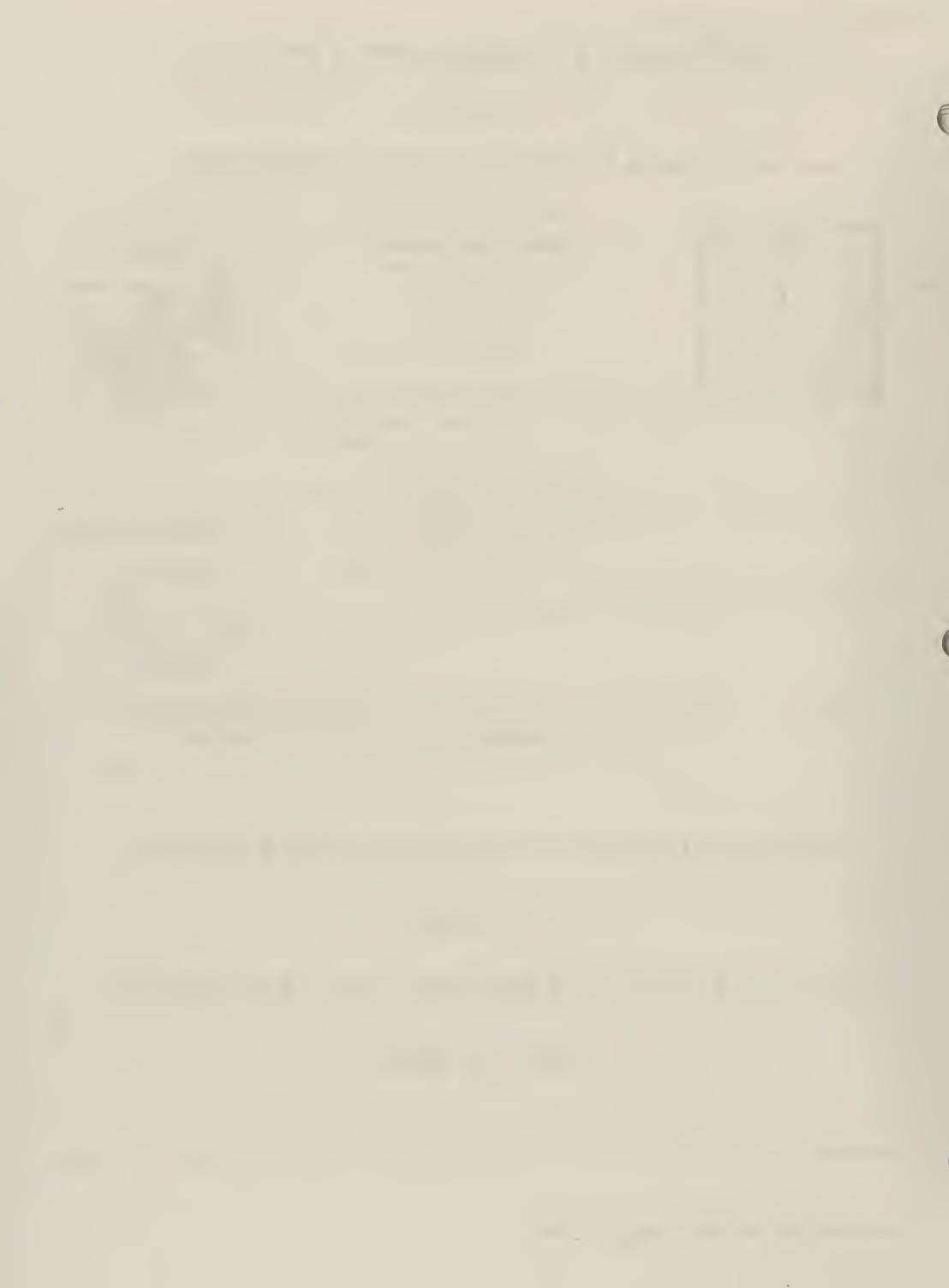
NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

JULY 4, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 11, 2000



REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

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A G E N D A

Tuesday, July 11, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:
 4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approving the Bi-County Memorandum of Agreement for an Amount not to Exceed \$40,000 for a Study of Regional Transportation Needs in the Southeast Sector of the City and County of San Francisco and the Northeast Sector of the County of San Mateo (Resolution No. 120-2000)
- (b) Authorizing the Executive Director to increase expenditures for an additional \$20,000 for a total aggregate amount not to exceed \$40,000 for emergency security services at the Hunters Point Shipyard Redevelopment Project Area (Resolution No. 121-2000)
- (c) Authorizing a First Amendment to the Personal Service Contract with the San Francisco Housing Development Corporation ("SFHDC") in an Amount Not to Exceed \$66,667 and a Term from July 1, 2000 to October 31, 2000 to Provide Marketing and Counseling Services to First-Time Home Buyers in the Western Addition and Hunters Point Redevelopment Areas and the Development of Affordable Housing in All Agency Redevelopment Project and Survey Areas (Resolution No. 122-2000)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing execution of a Programming Agreement for the Yerba Buena Gardens with Yerba Buena Arts and Events, including an Agency annual contribution of \$150,000 for a three year period; Yerba Buena Center Redevelopment Project Area (Resolution No. 123-2000)

Action Taken: _____

- (e) Approving the Schematic Design for Block N2 of Parcel 3 in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 124-2000)

Action Taken: _____

- (f) Authorizing a First Amendment to the Letter Agreement with the Department of Public Works, Bureau of Construction Management, which increases the amount by \$425,000 to a total of \$525,000, and extends the term from January 2001 to January 2002, for the purposes of completing the Mid Market Redevelopment Plan Environmental Impact Report; All Redevelopment Projects and other designated sites (Resolution No. 125-2000)

Action Taken: _____

- (g) Authorizing the Executive Director to Enter into an Agreement with the California Housing Finance Agency to Guarantee the Repurchase of a Portion of a Mortgage on Behalf of Citizens Housing Corporation, in an Amount not to Exceed \$2,274,000, and all Related Actions and Documents, in conjunction with the acquisition of 101 units of very low income senior housing at 477 O'Farrell Street, as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 126-2000)

Action Taken: _____

- (h) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement in an Amount not to Exceed \$300,000 with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program (Resolution No. 127-2000)

Action Taken: _____

- (i) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the HOPWA Partial Rent Subsidy Program in an Amount Not to Exceed \$547,394 (Resolution No. 128-2000)

Action Taken: _____

- (j) Workshop on the N3, N3a, N4, N4a Major Phase in Mission Bay North: Mission Bay North Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on a portion of the block bounded by Market, Fourth, Mission and Fifth Streets (including the site of the Emporium Store Building and related buildings and a mid-block portion of Jessie Street). The entities the Agency may negotiate with are: Emporium Development, LLC, a California Limited Liability Company and Federated, Inc. The Agency's negotiators are William Carney and Kevin Warner.
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location is the entire Hunters Point Shipyard Project Area. The entity the Agency may negotiate with is Lennar/BVHP, LLC, a California Limited Liability Company. The Agency's negotiators are Byron Rhett and Kevin Warner.

11. Adjournment

**REDEVELOPMENT AGENCY
of the
City and County of San Francisco**



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

Lynette Sweet

Benny Y. Yee

James B. Morales, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



**NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
 AGENCY COMMISSION SECRETARY, AT 749-2457**

Notice

THERE WILL BE NO COMMISSION MEETING ON

JULY 18, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 25, 2000

Prepared and mailed July 13, 2000

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JUL 17 2000

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

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Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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PLEASE NOTE CHANGE OF MEETING DATE & LOCATION

□ SPECIAL MEETING □

„A G E N D A

Thursday, July 20, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Alex Pitcher Community Room, Southeast Community Facility, 1800 Oakdale Avenue, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. Accessible MUNI lines serving this location are: #15 Third, #23 Monterey, # 24 Divisadero, #44 O'Shaunessy, and #54 Williams. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking on the streets on Oakdale and Phelps and limited number of parking spaces in the parking lot behind the Southeast Community College Facility on Phelps Street.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

- (a) Endorsement of the Preliminary Development Concept as specified in the Exclusive Negotiations Agreement with Lennar/BVHP, LLC; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 129-2000)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

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Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaqio, Commission Secretary



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PLEASE NOTE CHANGE OF MEETING LOCATION

A G E N D A

Tuesday, July 25, 2000 • 4:00 p.m.

LA-24-00409:45

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held at the Redevelopment Agency Offices, Commission Board Room, 3rd Floor, 770 Golden Gate Avenue (at Gough Street), San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, seven blocks from the Redevelopment Agency offices. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking on the streets on Golden Gate and Gough Streets. There are nearby commercial parking lots along Golden Gate Avenue near Franklin and along Franklin Street near Golden Gate Avenue.
4. The following services are available by calling Erwin R. Tanjuaqio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing a Second Amendment to the Office Lease with the San Francisco Federal Credit Union for Redevelopment Agency Offices at 770 Golden Gate Avenue (Resolution No. 131-2000)

Action Taken: _____

- (b) Authorizing an Amendment to the Personal Services Contract with the Chinatown Economic Development Group to reallocate \$70,000 from the Business Loan Program Line Item to the Administrative Line Item to provide Administrative Services in support of the Implementation of the Chinatown Economic Development Plan for August 1, 2000 to July 31, 2001 (Resolution No. 132-2000)

Action Taken: _____

- (c) Awarding the Fillmore Streetscape Contract to Bauman Landscape, Inc., a California Corporation, in an amount not to exceed \$3,504,954, for the construction of improvements on Fillmore Street between Post Street and Golden Gate Avenue; Western Addition Area Redevelopment Project Area A-2 (Resolution No. 133-2000)

Action Taken: _____

- (d) Public Hearing to hear all persons interested in the Authorization of a Disposition and Development Agreement with Habitat for Humanity San Francisco, a California Non-Profit Public Benefit Corporation, for the Development of Site FF-2 located at 1378 Oakdale Avenue; Hunters Point Redevelopment Project Area

Authorization of a Disposition and Development Agreement with Habitat for Humanity San Francisco, a California Non-Profit Public Benefit Corporation, for the Development of Site FF-2 located at 1378 Oakdale Avenue; Hunters Point Redevelopment Project Area (Resolution No. 134-2000)

Action Taken: _____

- (e) Conditionally Approving the Schematic Design Submitted by Habitat for Humanity San Francisco, a California Non-Profit Public Benefit Corporation, for Site FF-2, located on the north side of Oakdale Avenue, near Keith Street, Block 4715, Lot 04; Hunters Point Redevelopment Project Area (Resolution No. 135-2000)

Action Taken: _____

- (f) Public Hearing to hear all persons interested in Authorizing the Issuance of \$14,245,000 in Tax Exempt Mortgage Revenue Bonds for the Development by BRIDGE Housing Corporation of 93 units of low-income rental housing at 1 Church Street

Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue bonds in one or more series in an aggregate principal amount not to exceed \$15,100,000 to assist Church Street Housing Associates, a California Limited Partnership, with the purchase and construction of residential facilities at One Church Street, authorizing certain officers to enter into an Indenture of Trust, a Loan Agreement, a Regulatory Agreement and an Agency Purchase Agreement with respect to such bonds, and Approving and Authorizing Actions and Documents relating thereto (Resolution No. 136-2000)

Action Taken: _____

- (g) Authorizing the Executive Director to enter into a Payment Obligation Agreement with church Street Housing Associates, a California Limited Partnership whose general partner is Bridge Housing Corporation, a California Non-Profit Public Benefit Corporation, to Guarantee the Repurchase of certain Mortgage Revenue bonds to be issued by the Agency in conjunction with the development of 93 units of low income family rental housing at 1 Church Street in an amount not to exceed \$4,215,000 in furtherance of the Agency's Housing for Persons with Aids program (Resolution No. 137-2000)

Action Taken: _____

- (h) Authorizing a First Amendment to the Houising Opportunities for Persons with AIDS (HOPWA) Capital loan Agreement with Church Street Housing Associates, a California Limited Partnership whose general partner is Bridge Housing Corporation, A California Non-Profit Public Benefit Corporation, for the purpose of conforming the provisions of the HOPWA Loan Agreement to those of the Home Loan Agreement the partnership recently entered into with the City and County of San Francisco in conjunction with the developmetn of 93 units of low income family rental housing at 1 Church Street (Resolution No. 138-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session:

Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

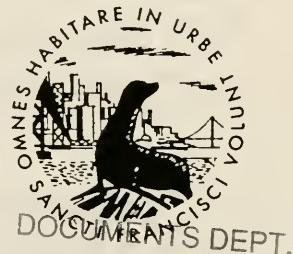
Kathryn C. Palamountain

Darshan Singh

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Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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JUL 28 2000

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A G E N D A Tuesday, August 1, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

- (a) Establishing Classifications of Positions and Compensation for the Agency Staff and Establishing the Authority for Appointment to and Vacation from Positions under the Classifications and other related matters regarding Agency employment
(Resolution No. 139-2000)

Action Taken: _____

- (b) Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$66,515, for an aggregate in an amount not to exceed \$991,315, for rehabilitation costs associated with Hazel Betsy House located at 3554 17th Street (Resolution No. 140-2000)

Action Taken: _____

- (c) Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$74,917, for an aggregate amount of \$459,267, for rehabilitation costs associated with Precita House located at 416A-416B Precita Avenue (Resolution No. 141-2000)

Action Taken: _____

- (d) Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$60,261, for an aggregate amount of \$469,811, which provides up to for rehabilitation costs associated with Stinson House located at 119-121 Holly Park Circle (Resolution No. 142-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are Plaza Hotel, 988-992 Sixth Street (APN 3725, Lot 25), South of Market Earthquake Recovery Redevelopment Project Area, with Keshavbhai Becharbhai Patel and Rukhiben Keshavbhai Patel, husband and wife. The Agency's negotiators are Olson Lee, Matthew Schwartz, and Al Luis.
 11. Adjournment
-

• The diagram

San Francisco
Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102

415.749.2400
TTY 415.749.2500



WILLIE L. BROWN, JR., Mayor
Mark Cunetto, Fire Comm.
Ramon Fletcher, City Attorney
Leroy King
KATHLEEN O'NEIL, Controller
Darshan Singh
Lynda Sweet
Betty Yee
James B. Morales, Executive Director

DOCUMENTS DEPT.

110-0370-005

July 7, 2000

JUL 17 2000

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Dear Interested Party:

This letter is to advise you that the Redevelopment Agency is proposing an Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 (the "Amendment"). The objective of the Amendment is to eliminate and prevent blight and deterioration in the area to be added to the existing Project Area that is described in the Amendment as the Emporium Site Area. The proposed Amendment will enable the development of a mixed-use project that would connect the Market Street/Union Square shopping district with the Yerba Buena Center, by reestablishing a major department store in the Emporium Site Area and adding complementary retail, entertainment, restaurant, cinema, office, hotel, and possibly residential uses. Redevelopment of the Emporium Site Area will generate tax increment funds for the Agency's Low and Moderate Income Housing Fund to increase the provision of affordable housing in the City. The Amendment will also generate sales taxes and other General Fund revenues.

As required by State Redevelopment Law, the Redevelopment Agency will hold a public hearing on Tuesday, August 8, 2000, at 4:00 p.m., in City Hall, Room 416, located at 1 Dr. Carlton B. Goodlett Place, San Francisco, California, regarding the adoption of the proposed Amendment.

At the public hearing, the Redevelopment Agency shall provide an opportunity for all interested persons, and public or private agencies to be heard with respect to the proposed Amendment, and shall receive and consider written communication with reference to the proposed Amendment.

An environmental impact report addressing the environmental impact of the proposed Amendment has been prepared and circulated for review (State Clearinghouse No. 98072072). The Agency has also prepared a Report to the Board of Supervisors for the proposed Amendment, containing other information pertinent to consideration of the proposed Amendment. Following the close of the public hearing, the Agency will consider approval of the proposed Amendment.

Pursuant to California Government Code Section 65009, you are advised that if you challenge the adoption of the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 or any related actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in

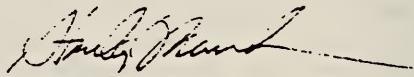
written correspondence delivered to the Redevelopment Agency at, or prior to, the public hearing.

Copies of the proposed Amendment are on file in the offices of the Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, California, and are available for public inspection.

Enclosed is a legal description of the Emporium Site Area, a map of the project boundaries and a copy of the Notice of Public Hearing to be held by the Redevelopment Agency regarding the adoption of the proposed Amendment.

If you would like any additional information regarding the proposed Amendment, please call Bill Carney, Senior Project Manager, at (415) 749-2412.

Sincerely,



Stanley I. Muraoka
Senior Planner

Enclosures

NOTICE OF PUBLIC HEARING OF THE
SAN FRANCISCO REDEVELOPMENT AGENCY
ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT
PLAN FOR THE YERBA BUENA CENTER APPROVED
REDEVELOPMENT PROJECT AREA D-1

NOTICE IS HEREBY GIVEN THAT the Redevelopment Agency of the City and County of San Francisco (the "Agency") will hold a public hearing on Tuesday, August 8, 2000, at 4:00 p.m., in City Hall, Room 416, located at 1 Dr. Carlton B. Goodlett Place, San Francisco, California to consider the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 (the "Amendment") and to consider all evidence and testimony for or against the approval of the proposed Amendment.

At any time not later than the hour set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the Secretary of the Agency at 770 Golden Gate Avenue, San Francisco, CA 94102, a statement of objections to the Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment may appear before the Agency and show cause why the Amendment should not be approved.

The objective of the proposed Amendment is to eliminate and prevent blight and deterioration in the area to be added to the existing Project Area that is described in the Amendment as the Emporium Site Area. Revitalization of the Emporium Site Area would complement redevelopment program activities undertaken in the existing Project Area and achieve the redevelopment objectives of the existing Redevelopment Plan. The proposed Amendment will enable the development of a mixed-use project that would connect the Market Street/Union Square shopping district with the Yerba Buena Center, by reestablishing a major department store in the Emporium Site Area and adding complementary retail, entertainment, restaurant, cinema, office, hotel, and possibly residential uses. Redevelopment of the Emporium Site Area will generate tax increment funds for the Agency's Low and Moderate Income Housing Fund to increase the provision of affordable housing in the City. The Amendment will also generate sales taxes and other General Fund revenues. A legal description of the boundaries of the Emporium Site Area is attached to this notice. Pursuant to California Government Code Section 65009, members of the public are advised that if you challenge the adoption of the Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 or any related actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Redevelopment Agency of the City and County of San Francisco at, or prior to, the public hearing.

An environmental impact report ("EIR") addressing the environmental impact of the proposed Amendment has been prepared and circulated for review (State Clearinghouse No. 98072072). The final EIR was certified on January 13, 2000 by the

Agency Commission and Planning Commission. The Planning Department prepared an Addendum to the Final EIR, based on revisions to the proposed development program for the Emporium Site Area. The Planning Department determined that no Supplemental or Subsequent EIR is needed pursuant to State California Environmental Quality Act Guidelines Sections 15162 *et seq.*

The Agency has also prepared a Report to the Board of Supervisors for the proposed Amendment, containing other information pertinent to consideration of the proposed Amendment. Following the close of the public hearing, the Agency will consider approval of the proposed Amendment.

If the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 is approved by the Agency, it will be submitted to the Board of Supervisors ("Board") for its consideration, together with the Agency's Report to the Board and the Agency's recommendation for approval and adoption of the proposed Amendment by the Board. Prior to the approval and final adoption of the proposed Amendment by the Board, the Board will hold a public hearing, notice of which will be published prior to the date of the public hearing.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report to the Board, and any other information pertaining to the proposed Amendment at the office of the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, California.

By the order of the Redevelopment Agency of the City and County of San Francisco

DATED: July 5, 2000.



A handwritten signature in black ink, appearing to read "Amy Dugan".

Secretary

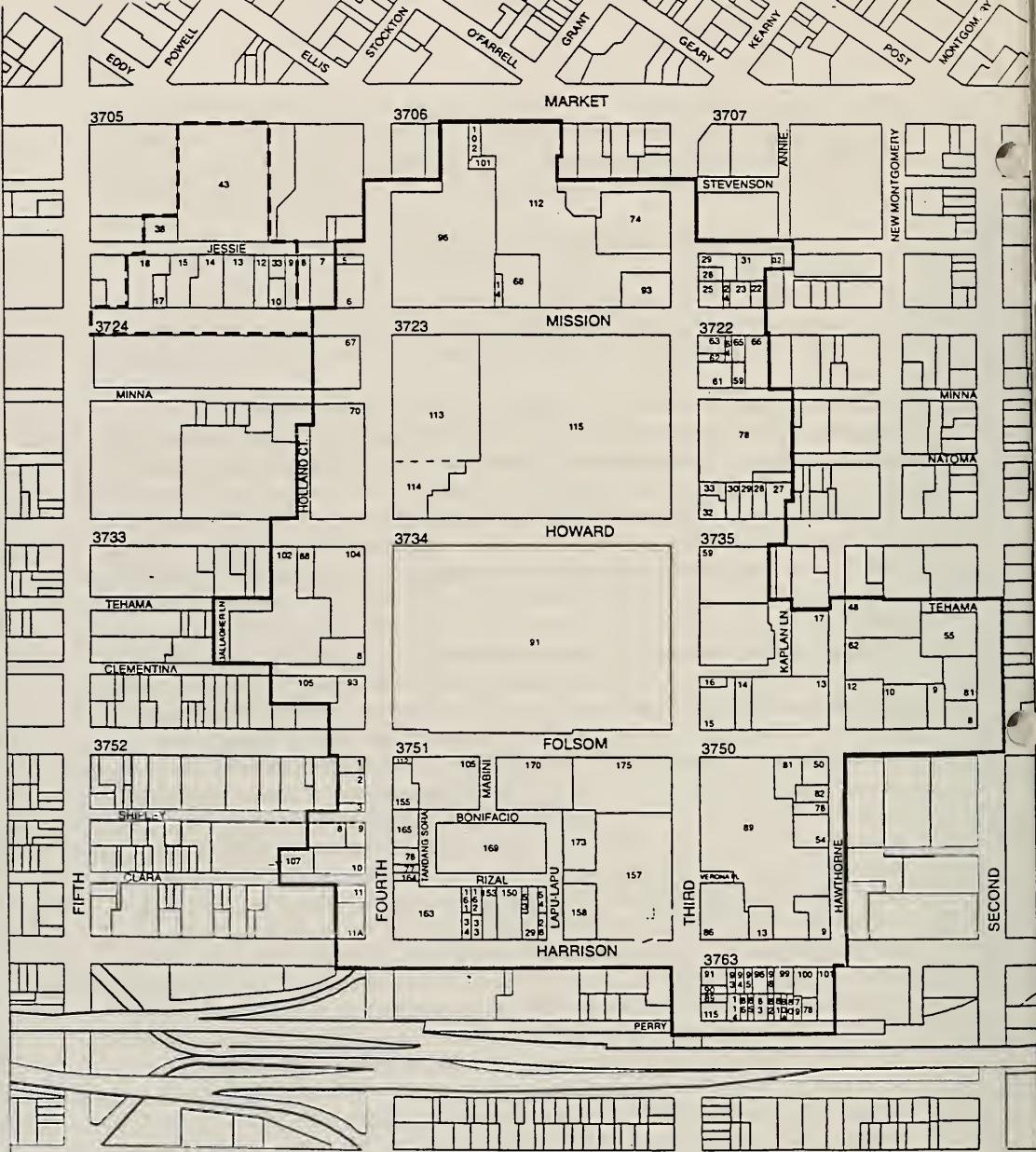
Publish: July 8, 2000
July 15, 2000
July 22, 2000
July 29, 2000

AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE YERBA
BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1

LEGAL DESCRIPTION OF THE EMPORIUM SITE AREA

All that certain real property situate in the City and County of San Francisco, State of California, more particularly described as follows:

Beginning at the intersection of the northwesterly line of Howard Street with the southwesterly line of Holland Court; thence northwesterly along said southwesterly line of Holland Court to the northwesterly line thereof; thence northeasterly along said northwesterly line and its northeasterly prolongation 50.00 feet to a point; thence northwesterly, at a right angle to last described course, a distance of 270 feet, more or less, to the true point of beginning on the southeasterly line of Mission Street (82.5 feet wide); thence southwesterly along said southeasterly line of Mission Street, a distance of 675 feet, more or less, to a point in the northeasterly line of Fifth Street (82.5 feet wide); thence northwesterly, along said northeasterly line of Fifth Street and its northwesterly prolongation, a distance of 82.5 feet, more or less, to the northwesterly line of Mission Street; thence northeasterly, along said northwesterly line of Mission Street, a distance of 125 feet to a point; thence northwesterly, at a right angle to last described course, a distance of 160 feet, more or less, to the southeasterly line of Jessie Street; thence northeasterly, along said southeasterly line of Jessie Street, a distance of 40 feet to a point in a line that is parallel with and distant 165 feet northeasterly, measured at right angles, from said northeasterly line of Fifth Street; thence northwesterly, along said parallel line, a distance of 40 feet to the northwesterly line of Jessie Street; thence northeasterly, along said line of Jessie Street, a distance of 10 feet, more or less, to a point in a line that is parallel with and distant 175 feet northeasterly, measured at right angles, from said northeasterly line of Fifth Street; thence northwesterly, at a right angle to last described course, a distance of 75 feet; thence northeasterly, at a right angle to last described course, a distance of 100 feet; thence northwesterly, at a right angle to last described course, a distance of 275 feet, more or less, to the southeasterly line of Market Street; thence northeasterly, along said southeasterly line of Market Street, a distance of 275.583 feet, more or less, to a point distant thereon 275 feet southwesterly from the southwesterly line of Fourth Street; thence southeasterly, at a right angle to last described course, a distance of 350 feet, more or less, to a point on the northwesterly line of Jessie Street; thence northeasterly along last said northwesterly line a distance of 87.5 feet to a point in a line that is parallel with and distant 187.333 feet southwesterly, measured at right angles, from the southwesterly line of Fourth Street; thence southeasterly along last said parallel line a distance of 200 feet, more or less, to said northwesterly line of Mission Street; thence northeasterly along said line of Mission Street a distance of 37.5 feet to a point in a line that is parallel with and distant 150 feet southwesterly, measured at right angles, from the southwesterly line of Fourth Street; thence southeasterly along last said parallel line, a distance of 82.5 feet, more or less, to the true point of beginning on the southeasterly line of Mission Street.



YERBA BUENA CENTER Redevelopment Project Area

PROJECT AREA BOUNDARIES

— PROJECT BOUNDARY

— — — EMPORIUM SITE AREA

3706 ASSESSOR BLOCK NUMBER

15 LOT NUMBER

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Leroy King

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, August 8, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

(a) Agency Staff will recommend that this Public Hearing be Continued to August 15, 2000

Public hearing to hear all persons interested in the Approval of a proposed Amendment to the Yerba Buena Center Redevelopment Plan; transmitting the proposed Plan Amendment to the City Planning Commission; recommending approval of the proposed Plan Amendment by the Board of Supervisors of the City and County of San Francisco; and submitting the Agency's recommendation and the proposed Plan Amendment, to the Board of Supervisors of the City and County of San Francisco; Yerba Buena Center Redevelopment Project Area

Approval of a proposed Amendment to the Yerba Buena Center Redevelopment Plan; transmitting the proposed Plan Amendment to the City Planning Commission; recommending approval of the proposed Plan Amendment by the Board of Supervisors of the City and County of San Francisco; and submitting the Agency's recommendation and the proposed Plan Amendment, to the Board of Supervisors of the City and County of San Francisco; Yerba Buena Center Redevelopment Project Area

Action Taken:

(b) Agency Staff will recommend that this Public Hearing be Continued to August 15, 2000

Public hearing to hear all persons interested in the Authorization of the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents, subject to final approval of the proposed Amendment to the Yerba Buena Center Redevelopment Plan, with Emporium Development, LLC, a limited liability corporation controlled by Forest City Enterprises, for development of a mixed-use commercial development project in the Emporium Site Area; Yerba Buena Center Redevelopment Project Area

Authorization of the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents, subject to final approval of the proposed Amendment to the Yerba Buena Center Redevelopment Plan, with Emporium Development, LLC, a limited liability corporation controlled by Forest City Enterprises, for development project of a mixed-use commercial development project in the Emporium Site Area; Yerba Buena Center Redevelopment Project Area

Action Taken:

- (c) Establishing Classifications of Positions and Compensation for the Agency Staff and Establishing the Authority for Appointment to and Vacations from Positions under the Classifications and other related matters regarding Agency employment
(Resolution No. 139-2000)

Action Taken: _____

- (d) Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$66,515, for an aggregate in an amount not to exceed \$991,315, for rehabilitation costs associated with Hazel Betsy House located at 3554 17th Street
(Resolution No. 140-2000)

Action Taken: _____

- (e) Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$74,917, for an aggregate amount of \$459,267, for rehabilitation costs associated with Precita House located at 416A-416B Precita Avenue (Resolution No. 141-2000)

Action Taken: _____

- (f) Authorizing an Amended and Restated Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) in an amount not to exceed \$60,261, for an aggregate amount of \$469,811, which provides up to for rehabilitation costs associated with Stinson House located at 119-121 Holly Park Circle (Resolution No. 142-2000)

Action Taken: _____

- (g) Workshop on the Schematic Design of Mission Creek Park Parcels NP1, NP2, NP3 in the Mission Bay North Redevelopment Project Area; Mission Bay North Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area.
Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.

(b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location and entities the Agency may negotiate with are Plaza Hotel, 988-992 Howard Street (APN 3725, Lot 25), South of Market Earthquake Recovery Redevelopment Project Area, with Keshavbhai Becharbhai Patel and Rukhiben Keshavbhai Patel, husband and wife. The Agency's negotiators are Olson Lee, Matthew Schwartz, and Al Luis.

11. Adjournment

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Public Hearing

NOTICE OF CONTINUANCE
OF THE
PUBLIC HEARING OF THE
SAN FRANCISCO REDEVELOPMENT AGENCY
ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT
PLAN FOR THE YERBA BUENA CENTER APPROVED
REDEVELOPMENT PROJECT AREA D-1

NOTICE IS HEREBY GIVEN THAT the Redevelopment Agency of the City and County of San Francisco (the "Agency") has noticed a public hearing on Tuesday, August 8, 2000, to consider the proposed Amendment to the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 (the "Amendment"). The Public Hearing on the Amendment will be continued to the Agency's regular meeting on Tuesday, August 15, 2000.

The Public Hearing on August 15 will start at 4:00 p.m. in City Hall, Room 416, located at 1 Dr. Carlton B. Goodlett Place, San Francisco, California to consider all evidence and testimony for or against the approval of the proposed Amendment.

At any time not later than the hour set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the Secretary of the Agency at 770 Golden Gate Avenue, San Francisco, CA 94102, a statement of objections to the Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment may appear before the Agency and show cause why the Amendment should not be approved.

By the order of the Redevelopment Agency of the City and County of San Francisco

DATED: August 1, 2000.

Tom R. Dijio
Secretary

DOCUMENTS DEPT.

AUG - 7 2000

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President
Ramon Romero, Vice-President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Lynette Sweet
Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, August 15, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

NOTE: The following two items will be heard under the Regular Agenda.

- (a) Public hearing to hear all persons interested in Approving a proposed Amendment to the Yerba Buena Center Redevelopment Plan; transmitting the proposed Plan Amendment to the City Planning Commission; submitting the Agency's recommendation and the proposed Plan Amendment to the Board of Supervisors of the City and County of San Francisco and recommending approval of the proposed Plan Amendment by the Board of Supervisors; Yerba Buena Center Redevelopment Project Area

Approving a proposed Amendment to the Yerba Buena Center Redevelopment Plan; transmitting the proposed Plan Amendment to the City Planning Commission; submitting the Agency's recommendation and the proposed Plan Amendment to the Board of Supervisors of the City and County of San Francisco and recommending approval of the proposed Plan Amendment by the Board of Supervisors; Yerba Buena Center Redevelopment Project Area (Resolution No. 145-2000)

Action Taken:

STAFF WILL RECOMMEND THAT ITEM 3(b) BE CONTINUED TO AUGUST 22, 2000

- (b) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special Meeting, July 20, 2000

Action Taken: _____

REGULAR AGENDA

- (b) Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act and State Guidelines in connection with the Approval of a proposed Amendment of the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1 and the proposed Emporium Site Area Development; Yerba Buena Center Redevelopment Project Area (Resolution No. 143-2000)

Action Taken: _____

- (c) Approving the Report of the Agency to the Board of Supervisors of the City and County of San Francisco on the proposed Amendment to the Yerba Buena Center Redevelopment Plan and transmitting the Report on the proposed Plan Amendment to the Board of Supervisors; Yerba Buena Center Redevelopment Project Area (Resolution No. 144-2000)

Action Taken: _____

**NOTE: Item 3 (a) under "Matters of Unfinished Business" will be heard next.
(Item 3(a) is a public hearing on the proposed Yerba Buena Center Plan Amendment)**

- (d) Authorizing the Executive Director to execute a Delegation Agreement with the Planning Department of the City and County of San Francisco to administer the Standards for Development in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the Final Adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area (Resolution No. 146-2000)

Action Taken: _____

- (e) Authorizing the Executive Director to execute (1) a Financing Agreement and Covenant to Operate with the City and County of San Francisco and Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc., in connection with the contribution of up to \$27,000,000 in tax increment funds; (2) a Tax Increment Allocation Pledge Agreement with the City and County of San Francisco; and (3) an Agreement for the Sale and Exchange of Real Estate with the City and County of San Francisco for the conveyance of a vacated portion of Jessie Street, all in connection with the development of a mixed-use commercial development project in the

Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area (Resolution No. 147-2000)

Action Taken:

STAFF WILL RECOMMEND THAT ITEM 4(f) BE CONTINUED TO AUGUST 22, 2000

- (f) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdale's, Inc., an Ohio Corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

STAFF WILL RECOMMEND THAT ITEM 4(g) BE CONTINUED TO AUGUST 22, 2000

- (g) Public hearing to hear all persons interested in Authorizing the Executive Director to Execute an Owner Participation/Disposition and Development Agreement and Related Documents with LNR-Lennar Brannan Street, LLC, a Limited Liability Company, for Development of the Brannan Square Mixed Use Development, affecting Site G, Assessor Block 3774, Lots 18 and 24; Rincon Point – South Beach Redevelopment Project Area

Authorizing the Executive Director to Execute an Owner Participation/Disposition and Development Agreement and Related Documents with LNR-Lennar Brannan Street, LLC, a Limited Liability Company, for Development of the Brannan Square Mixed Use Development, affecting Site G, Assessor Block 3774, Lots 18 and 24; Rincon Point – South Beach Redevelopment Project Area

- (h) Adopting Environmental Findings pursuant to the California Environmental Quality Act and Approving the N3, N3a, N4, N4a Major Phase Submission in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 148-2000)

Action Taken:

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

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A G E N D A Tuesday, August 22, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:

STAFF WILL RECOMMEND THAT ITEM 3(a) & (b) BE CONTINUED TO AUGUST 29, 2000

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken:

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken:

NOTE: Item 3(c) below will be heard under the Regular Agenda, following Item 4(d)

- (c) Public hearing to hear all persons interested in Authorizing the Executive Director to Execute an Owner Participation/Disposition and Development Agreement and Related Documents with LNR-Lennar Brannan Street, LLC, a limited liability company, for Development of the Brannan Square Mixed Use Development, affecting Site G, Assessor Block 3774, Lots 18 and 24; Rincon Point – South Beach Redevelopment Project Area

Authorizing the Executive Director to Execute an Owner Participation/Disposition and Development Agreement and Related Documents with LNR-Lennar Brannan Street, LLC, a limited liability company, for Development of the Brannan Square Mixed Use Development, affecting Site G, Assessor Block 3774, Lots 18 and 24; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 152-2000)

Action Taken:

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of January 13 and 25, 2000; February 8, 15, 22 and 29, 2000

Action Taken: _____

REGULAR AGENDA

- (b) Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act and State Guidelines in connection with the Approval of the Brannan Square Mixed Use Development; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 149-2000)

Action Taken: _____

- (c) Approving an Amendment to the Design for Development for the Rincon Point – South Beach Redevelopment Project Area, affecting Site G, Assessor Block 3774, Lots 18 and 24 and Authorizing Executive Director to transmit the Amendment to the Planning Commission of the City and County of San Francisco and request their consideration and approval; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 150-2000)

Action Taken: _____

- (d) Granting a Variance to the coverage requirements of the Design for Development for the proposed 238-unit development by LNR-Lennar Brannan Street, LLC a California limited liability company, regarding the development of Site G (bounded by Federal, Delancey and Brannan Streets); Rincon Point- South Beach Redevelopment Project Area (Resolution No. 151-2000)

Action Taken: _____

**NOTE: Item 3(c) under "Matters of Unfinished Business" will be heard next.
(Item 3(c) is a public hearing on an Owner Participation/Disposition and Development Agreement with LNR-Lennar Brannan Street, LLC.**

- (e) Conditionally Approving the Schematic Design for the proposed 238-unit development by LNR-Lennar Brannan Street, LLC a California limited liability company, affecting Site G (Assessor's Block 3774, Lots 18 and 24); Rincon Point- South Beach Redevelopment Project Area (Resolution No. 153-2000)

Action Taken: _____

- (f) Authorizing Exclusive Negotiations with Habitat for Humanity San Francisco for the disposition of an Agency owned parcel at 1009 Mission Street in conjunction with the development of 8 units for low income first-time home homebuyers; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 154-2000)

Action Taken:

- (g) Authorizing the Executive Director to Execute a Sublease or an Assignment of Master Lease with Aktiv Planning, Inc., a California corporation, for 1700 California Street, Suite 400, for Central Records Office Space for an amount not to exceed \$400,000 (Resolution No. 155-2000)

Action Taken:

- (h) Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Rental Subsidy Agreement with the San Francisco Housing Authority (SFHA) for the HOPWA Rental Assistance Program in an Amount Not to Exceed \$2,986,955 (Resolution No. 156-2000)

Action Taken:

- (i) Approving Revised Berth License Fees for South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 157-2000)

Action Taken:

- (j) Authorizing execution of Personal Service Contracts with a panel of four Redevelopment Planning Professional Consulting Firms for a three-year period in an approximate amount not to exceed \$975,000, on an as-needed basis, in all Survey Areas and other designated Redevelopment Areas (Resolution No. 158-2000)

Action Taken:

- (k) Authorizing the Executive Director to enter into a Purchase Agreement with Keshavbhai Becharbhai Patel and Rukhiben Keshavbhai Patel, a husband and wife, in an amount not to exceed \$1,800,000, as substantiated by an appraisal, and to fund all associated deposits in an amount not to exceed \$175,000, and additional related costs in an amount not to exceed \$50,000 for acquisition of the Plaza Hotel, 988-992 Howard Street, as part of the Agency's South of Market Program; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 159-2000)

Action Taken:

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

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A G E N D A

Tuesday, August 29, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

STAFF WILL RECOMMEND THAT ITEM 3(a) & (b) BE CONTINUED TO SEPTEMBER 5, 2000

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Authorizing the Executive Director to execute an Owner Participation/Disposition and Development Agreement and related documents with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development California, Inc. for the Development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken:

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdales', Inc., an Ohio corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment

Action Taken:

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of March 7, 14, 21, 23 and 28, 2000; April 4, 18, and 25, 2000

- (b) Authorizing Execution of a Personal Services Contract effective September 1, 2000 with Certified Janitorial & Window Cleaning Co. for Janitorial Services at South Beach Harbor in an amount not to exceed \$16,800 for the first year of the Contract and subject to an extension for two additional terms of twelve months each for adjusted annual amounts: Rincon Point - South Beach Redevelopment Project Area (Resolution No. 160-2000)
- (c) Amending Resolution No. 60-2000 to Establish a new Special Annexation Election date for Annexation No. 2 to Community Facilities District No. 1 (South Beach); Rincon Point - South Beach Redevelopment Project Area (Resolution No. 161-2000)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing a First Amendment to the Owner Participation Agreement and the Housing Opportunities for Persons with AIDS Capital Loan Agreement with Bernal Heights Neighborhood Center for the rehabilitation and new construction of 1652 Eddy Street: Western Addition A-2 Redevelopment Project Area (Resolution No. 162-2000)
- (e) Approving a Fiscal Year 2000-2001 Budget for staff expenses and operational support of the Bayview Hunters Point Project Area Committee in an amount not to exceed \$194,018; Bayview Hunters Point Survey Area (Resolution No. 163-2000)

Action Taken: _____

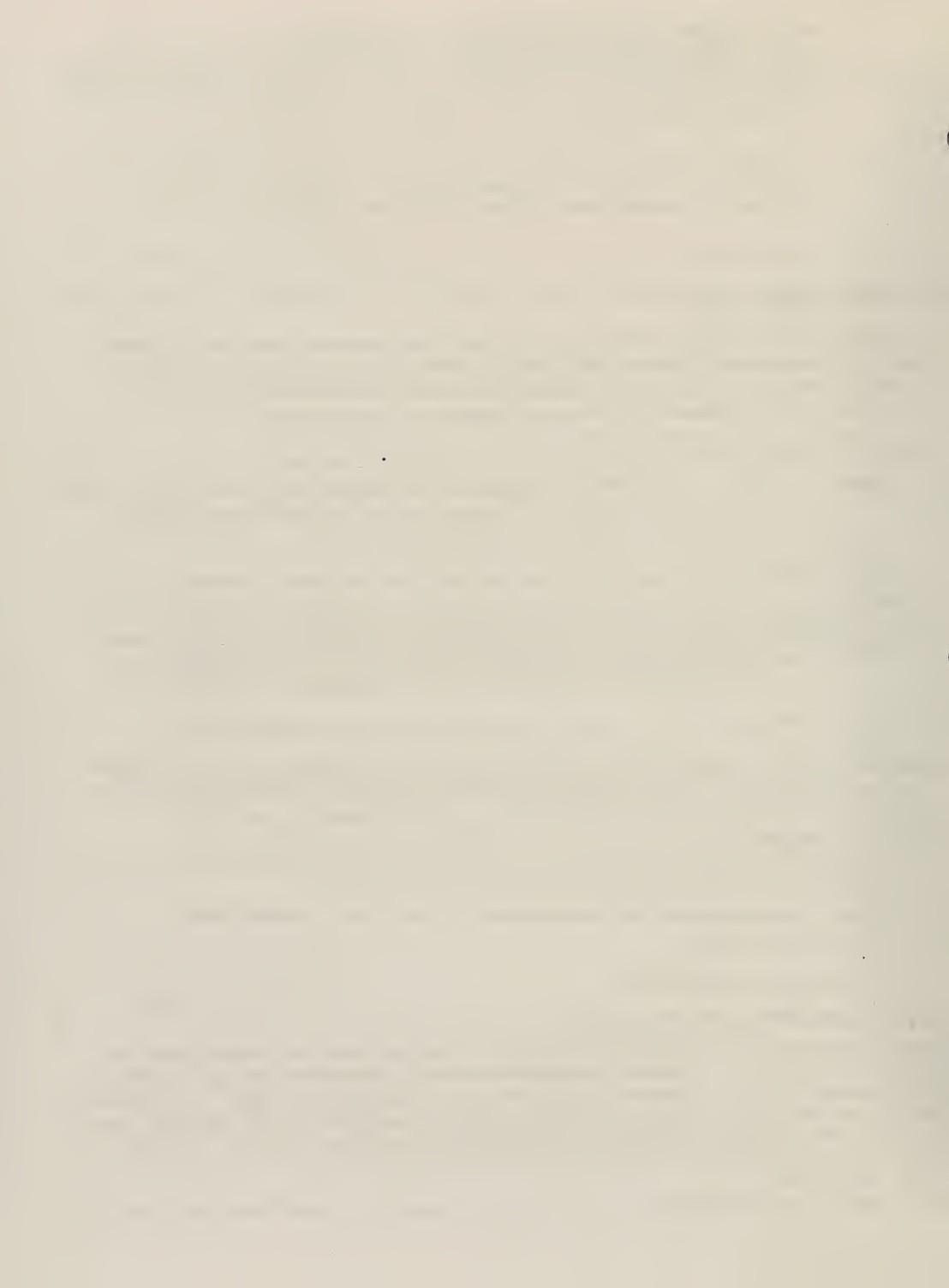
- (f) Authorizing the Executive Director to enter into a Personal Service Contract with McCoy's Patrol Service for security services at the Hunters Point Shipyard for a maximum term of eighteen months commencing September 1, 2000 in an amount not to exceed \$210,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 164-2000)

Action Taken: _____

- (g) Authorizing execution of a Lease with Cathedral Hill Associates, Inc., for 1255 Post Street for Central Records Office Space in an amount not to exceed \$750,000 over the five-year term (Resolution No. 165-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
11. Adjournment



**REDEVELOPMENT AGENCY
of the
City and County of San Francisco**

**SE
RAV**

Willie L. Brown, Jr., Mayor

**Mark Dunlop, President
Ramon Romero, Vice-President
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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

SEPTEMBER 5, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

SEPTEMBER 12, 2000

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

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SEP 11 2000

A G E N D A
Tuesday, September 12, 2000 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

STAFF WILL RECOMMEND THAT ITEMS 3(a) & (b) BE CONTINUED TO SEPTEMBER 19, 2000

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation and Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for development of a mixed-use commercial project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Authorizing the Executive Director to execute an Owner Participation and Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for development of a mixed-use commercial project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken:

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdale's, Inc., an Ohio Corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken:

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of May 9, 16, 23 and 30, 2000; June 13, 20 and 27, 2000

- (b) Authorizing Martha Walters to attend the US EPA Environmental Monitoring Technology Conference in Boston, Mass., from September 18-21, 2000 (Resolution No. 166-2000)
- (c) Waiving the Agency's Conflict of Interest provisions governing former Agency Commissioner Lynette Sweet's employment with the Bayview Center for Arts and Technology (BAYCAT) within the Hunters Point Naval Shipyard (Resolution No. 167-2000)

Action Taken: _____

REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in Authorizing execution of a Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the purchase and development of Parcel 714-A (2) and authorizing conditional approval of the Schematic Design for the proposed development for the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition Redevelopment Project Area A-2

Authorizing execution of a Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the purchase and development of Parcel 714-A (2) and authorizing conditional approval of the Schematic Design for the proposed development for the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street, Western Addition Redevelopment Project Area A-2 (Resolution No. 168-2000)

Action Taken: _____

- (e) Conditionally Approving the Schematic Design for the proposed mixed-use development on parcel 714-A(2), located on the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 169-2000)

Action Taken: _____

- (f) Confirming the designation of parcel 685-I, J and L (AKA Japantown Bowl) as CC -- Neighborhood Commercial and reaffirming the intent to provide for Shopping, Personal Service, Commercial, Recreational, and other Establishments to meet the needs of residents and workers within the community; Western Addition Approved Redevelopment Project Area A-2 (Resolution No. 170-2000)

Action Taken: _____

The following items will not be heard before 5:00 p.m.

- (g) Considering whether the Agency should provide Fillmore Renaissance Associates LP with an Extension of Performance Deadlines and additional Tax Increment subsidies for its development of Parcel 732-A located on the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 171-2000)

Action Taken: _____

- (h) Authorizing a Seventh Amendment to the Housing Opportunities for Persons with AIDS (HOPWA) Program Administration Agreement with the San Francisco Housing Authority in an Amount not to Exceed \$995,652 (Resolution No. 172-2000)

Action Taken: _____

- (i) Approving the Design for the Proposed Improvements at the Embarcadero Center for Boston Properties, LP; Embarcadero-Lower Market Approved Redevelopment Project Area (Resolution No. 173-2000)

Action Taken: _____

- (j) Approving the Schematic Design for the Office Building on Block 28 pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation: Mission Bay South Redevelopment Project Area (Resolution No. 174-2000)

Action Taken: _____

- (k) Workshop on the Blocks 41, 42, 43 and 45 Major Phase Submission and the Combined Basic Concept/Schematic Design for the commercial industrial building on Parcel 4 of Block 42 in the Mission Bay South Redevelopment Project Area; Mission Bay South Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session: Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, September 19, 2000 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:

STAFF WILL RECOMMEND THAT ITEMS 3(a) & (b) BE CONTINUED TO SEPTEMBER 26, 2000

- (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation and Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for development of a mixed-use commercial project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Authorizing the Executive Director to execute an Owner Participation and Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for development of a mixed-use commercial project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken: _____

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdale's, Inc., an Ohio Corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Action Taken: _____

- (c) Authorizing Selection of a Panel of Redevelopment Plan Adoption Consulting Firms and Execution of Personal Service Contracts with members of such Panel on an as-needed basis for a period of eighteen months in an amount not to exceed an aggregate total of \$850,000, including 1) \$400,000 for Seifel Associates to work on Bayview Hunters Point; 2) \$150,000 for Whitted Dawson to work on South Of Market; 3) \$175,000 for Keyser Marston Associates to work on Mid-Market and 4) \$125,00 to be determined in other Survey/Project Areas (Resolution No. 175-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of July 11 and 25, 2000.

Action Taken: _____

REGULAR AGENDA

- (b) Approving the Expenditure of Agency Funds for the Agency's use of the Panel of Outside Counsel for Real Estate matters in an amount not to exceed \$565,000 for a ggregate total amount of \$820,000 in accordance with Agency contracting practices for use of outside counsel, including 1) \$325,000 for the Bloomingdale's Emporium Project; 2) \$210,000 for Cb-1 Jessie Plaza/Jessie Square Garage/Mexican Museum Project; 3) \$115,000 for Site G Project; 4) \$120,000 for Hunter's Point Shipyard; And 5) \$50,000 for other projects; All Redevelopment Project Areas (Resolution No. 176-2000)

Action Taken: _____

- (c) Authorizing Execution of an Owner Participation Agreement (OPA) and Conditional Approval of the Schematic Design with 1366 Turk Street, LLC, a California limited liability company, for the Development of Block 749, Lot 04, Western Addition A-2 Redevelopment Project Area (Resolution No. 177-2000)

Action Taken: _____

- (d) Conditionally Approving the schematic design for the proposed mixed-use development of Block 0749, lot 04, located at 1366 Turk Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 178-2000)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

- 10. Closed Session:** Pursuant to California Government Code §54957.6, Conference with Labor Negotiators regarding San Francisco Redevelopment Agency Employees Association, Local 790, Service Employees International Union (SEIU), and International Federation of Professional and Technical Engineers, Local 21 AFLCIO

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

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A G E N D A

Tuesday, September 26, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
 - (a) Public hearing to hear all persons interested in Authorizing the Executive Director to execute an Owner Participation and Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for development of a mixed-use commercial project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area

Authorizing the Executive Director to execute an Owner Participation and Disposition and Development Agreement with Emporium Development, L.L.C., a California limited liability corporation controlled by Forest City Development Company of California, Inc. for development of a mixed-use commercial project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area (Resolution No. 179-2000)

Action Taken: _____

- (b) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Bloomingdale's, Inc., an Ohio Corporation, for the construction of certain improvements in connection with the development of a mixed-use commercial development project in the Emporium Site Area, subject to the final adoption of the proposed Amendment to the Yerba Buena Center Redevelopment Plan; Yerba Buena Center Redevelopment Project Area (Resolution No. 180-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Helen Sause, Deputy Executive Director, Program and Project Management to travel to Phoenix, Arizona, October 28 - November 1, 2000 to attend the 2000 NAHRO National Conference and Exhibition in an amount not to exceed \$1,350.00 (Resolution No. 181-2000)

Action Taken: _____

REGULAR AGENDA

DEVELOPER AND STAFF HAVE REQUESTED A CONTINUANCE FOR ITEM 4(b)

- (b) Authorizing a Fifth Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

Action Taken: _____

- (c) Commending and expressing appreciation To William M. Nakamura for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 182-2000)

Action Taken: _____

- (d) Authorizing a Housing Opportunities for Persons with AIDS (HOPWA) Rental Subsidy Agreement with the San Francisco Housing Authority (SFHA) for the HOPWA Rental Assistance Program in an Amount Not to Exceed \$1,991,303 (Resolution No. 183-2000)

Action Taken: _____

- (e) Authorization to Negotiate Exclusively with the Tenderloin Neighborhood Development Corporation an agreement regarding the right to assume, own, and operate The Alexander Residence, 230 Eddy Street, as part of the Agency's Housing Preservation Program (Resolution No. 184-2000)

Action Taken: _____

- (f) Approving Revised Berth License Fees for South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 185-2000)

Action Taken: _____

- (g) Authorizing Execution of a Seventh Amendment to the Agreement for Disposition of Land for Private Development with Fillmore Renaissance Associates, L.P., a California limited partnership concerning Disposition Parcel 732-A located on the northeast corner of Fillmore Street and Eddy Street; Western Addition Approved Redevelopment Project Area A-2 (Resolution No. 186-2000)

Action Taken: _____

- (h) Workshop on Phase II of the Japantown Comprehensive Community Plan; Western Addition Redevelopment Project Area A-2

- (i) Authorizing a Third Amendment to the Personal Services Contract with the Japanese Community Youth Council, a California nonprofit community benefit corporation, for fiscal agent services concerning preparation of the Japantown Comprehensive Community Plan by the Japantown Planning, Preservation and Development Task Force, which extends the contract term through November 30, 2001 and increases contract services by \$150,000, for a total aggregate amount not to exceed \$450,000; Western Addition Redevelopment Project Area A-2 (Resolution No. 187-2000)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

Benny Y. Yee

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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

Notice
THERE WILL BE NO COMMISSION MEETING ON

OCTOBER 3, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

OCTOBER 10, 2000

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

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OCT 10 2000

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A G E N D A

Tuesday, October 10, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM SEPTEMBER 26, 2000 COMMISSION MEETING

- (a) Authorizing a Fifth Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (STAFF AND DEVELOPER WILL RECOMMEND A CONTINUANCE)

Action Taken: _____

- (b) Authorization to negotiate exclusively with the Tenderloin Neighborhood Development Corporation, a California Nonprofit public benefit corporation, for an Agreement assuming the Agency's rights to purchase, improve and renovate the Alexander Residence, 230 Eddy Street, as part of the Agency's Housing Preservation Program (Resolution No. 184-2000)

Action Taken: _____

- (c) Approving Revised Berth License Fees for South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 185-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of August 8, 15, 22 and 29, 2000.
- (b) Authorizing Commissioner Kathryn C. Palamountain to attend the Special District Institute's two-day Seminar on Special District Administration and a one-day workshop on the Government Accounting Standards Board (GASB) 34 at the Double Tree Hotel, Anaheim, California on October 25-27, 2000, at a cost not to exceed \$1,300.00 (Resolution No. 188-2000)

- (c) Authorizing a First Amendment to a Personal Services Contract with Agape Outreach Center to extend the term of the contract from June 30, 2000 to December 31, 2000 (Resolution No. 189–2000)
- (d) Authorizing travel for Olson Lee, Housing Division Manager to attend the 2000 National Association of Local Housing Finance Agencies (NALHFA) Fall Educational Conference on October 29 – November 1, 2000 in Denver Colorado at a cost not to exceed \$1,990. (Resolution No. 190-2000)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing the Designation of Non-Managerial, Non-Supervisory Classifications to the existing mixed administrative/clerical/professional staff Bargaining Unit or the professional/technical staff Bargaining Unit, or Authorizing the Referral of the Dispute regarding Non-Managerial, Non-Supervisory Positions be submitted to Final and Binding Arbitration (Resolution No. 191–2000)

Action Taken: _____

- (f) Confirming the Intent to Designate Boundaries for the Amendment to the Redevelopment Plan for the South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 192–2000)

Action Taken: _____

- (g) Public Hearing to hear all persons interested in Granting Variances to the Requirements of the India Basin Redevelopment Plan and Design Guidelines for the proposed 20,700 square foot development by Charles H. Breidinger and John E. Breidinger, as tenants in common, at 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14, And 15); India Basin Industrial Park Approved Redevelopment Project Area

Granting Variances to the Requirements of the India Basin Redevelopment Plan and Design Guidelines for the proposed 20,700 square foot development by Charles H. Breidinger and John E. Breidinger, as tenants in common, at 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14, And 15); India Basin Industrial Park Approved Redevelopment Project Area (Resolution No. 193–2000)

Action Taken: _____

- (h) Authorizing Execution of an Owner Participation Agreement with Charles H. Briedinger and John E. Briedinger, as tenants in common, for the development of 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14 And 15) located on the south side of Evans Avenue between Keith and Mendell Streets; India Basin Industrial Park Approved Redevelopment Project Area (Resolution No. 194–2000)

Action Taken: _____

- (i) Authorization to Negotiate Exclusively with Mission Housing Development Corporation, a nonprofit public benefit corporation, as the Lead Developer of the Joint-Venture of Mission Housing Development Corporation, San Francisco Housing Development Corporation and The Agape Outreach Center, for an Agreement Assuming the Agency's rights to purchase, improve and renovate Marlton Manor, 240 Jones Street; Housing Preservation Program (Resolution No. 195-2000)

Action Taken: _____

THIS ITEM AND SUBSEQUENT ONES WILL NOT BE HEAD BEFORE 5:30 P.M.

- (j) Granting a Parking Variance for the proposed 336 Unit Housing Development by Reliance Oriental Warehouse LLC, a Delaware limited liability company, regarding the development of Site I (Assessor's Block 3789, Lots 12, 20 And 25) to permit 387 parking spaces for the Project, subject to the condition that 7 parking spaces be irrevocably dedicated to certain units at 301 Bryant Street; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 196-2000)

Action Taken: _____

- (k) Authorizing Execution of a Third Amendment to the Combined Land Disposition and Owner Participation Agreement with Oriental Warehouse Associates, a California limited partnership, and Reliance Oriental Warehouse, Inc. a Delaware corporation, regarding the Development of Sites I-1 and I-3 (Oriental Warehouse); located at the southwest corner of Delancey and Brannan Streets; Rincon Point- South Beach Redevelopment Project Area (Resolution No. 197-2000)

Action Taken: _____

- (l) Authorizing a Pre-Development Grant Agreement with Manchester Bidwell Corporation, a Pennsylvania non-profit corporation, for Pre-Development work and the Lease of a temporary project trailer in furtherance of the Bayview Hunters Point Center for Arts and Technology Project in an amount not to exceed \$300,000; Hunters Point Shipyard Project Area and Bayview Hunters Point Survey Area (Resolution No. 198-2000)

Action Taken: _____

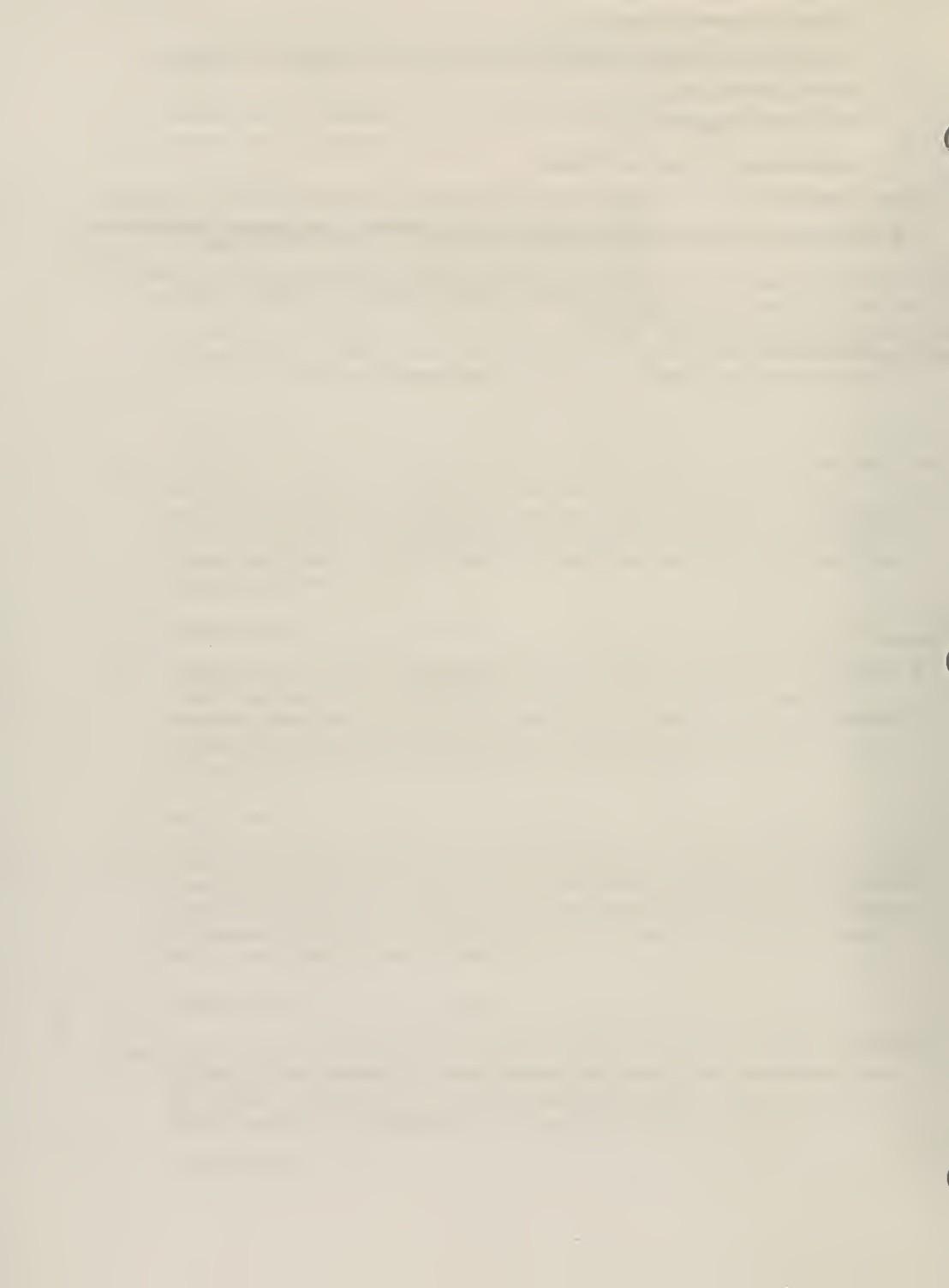
- (m) Adopting environmental findings pursuant to the California Environmental Quality Act and approving the Block 41, 42, 43, and 45 Major Phase Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area (Resolution No. 199-2000)

Action Taken: _____

- (n) Approving the Combined Basic Concept and Schematic Design for the building on Parcel 4 of Block 42 in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area (Resolution No. 200-2000)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session: Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment for the California College of Podiatric Medicine located at 1770 Eddy Street, Parcels 729-A, 729-A(1) and 729-B, Western Addition Redevelopment Project Area A-2. Agency negotiators: Isabella Wong, Darby Kremers and Shirley Wysinger.
 11. Adjournment
-



REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

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OCT 16 2000

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A G E N D A
Tuesday, October 17, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM OCTOBER 10, 2000 COMMISSION MEETING

- (a) Authorization to Negotiate Exclusively with Mission Housing Development Corporation, a nonprofit public benefit corporation, as the Lead Developer of the Joint-Venture of Mission Housing Development Corporation, San Francisco Housing Development Corporation and The Agape Outreach Center, for an Agreement Assuming the Agency's rights to purchase, improve and renovate Marlton Manor, 240 Jones Street; Housing Preservation Program (Resolution No. 195-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing travel expenses for Chris Harris, Housing Division, to attend the AIDS Housing of Washington's 2000 National HOPWA Formula Grantees Meeting on November 1-3, 2000, in Washington, DC, at a cost not to exceed \$1,314 (Resolution No. 201-2000)

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a First Amendment to the Personal Services Contract with Poor People's Radio, Inc. to provide Redevelopment-related community education and outreach through broadcast of Agency Commission meetings and other Agency-related programs, which extends the Contract Term through October 21, 2001 and increases Contract Services by \$84,900, for a total aggregate amount not to exceed \$167,300; all Redevelopment Project and Survey Areas (Resolution No. 202-2000)

Action Taken: _____

- (c) Authorizing a Fifth Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., for the purchase and development of Parcels 674-C&F, 1881-1899 Bush Street, southeast corner of Bush and Laguna Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 203-2000)

Action Taken: _____

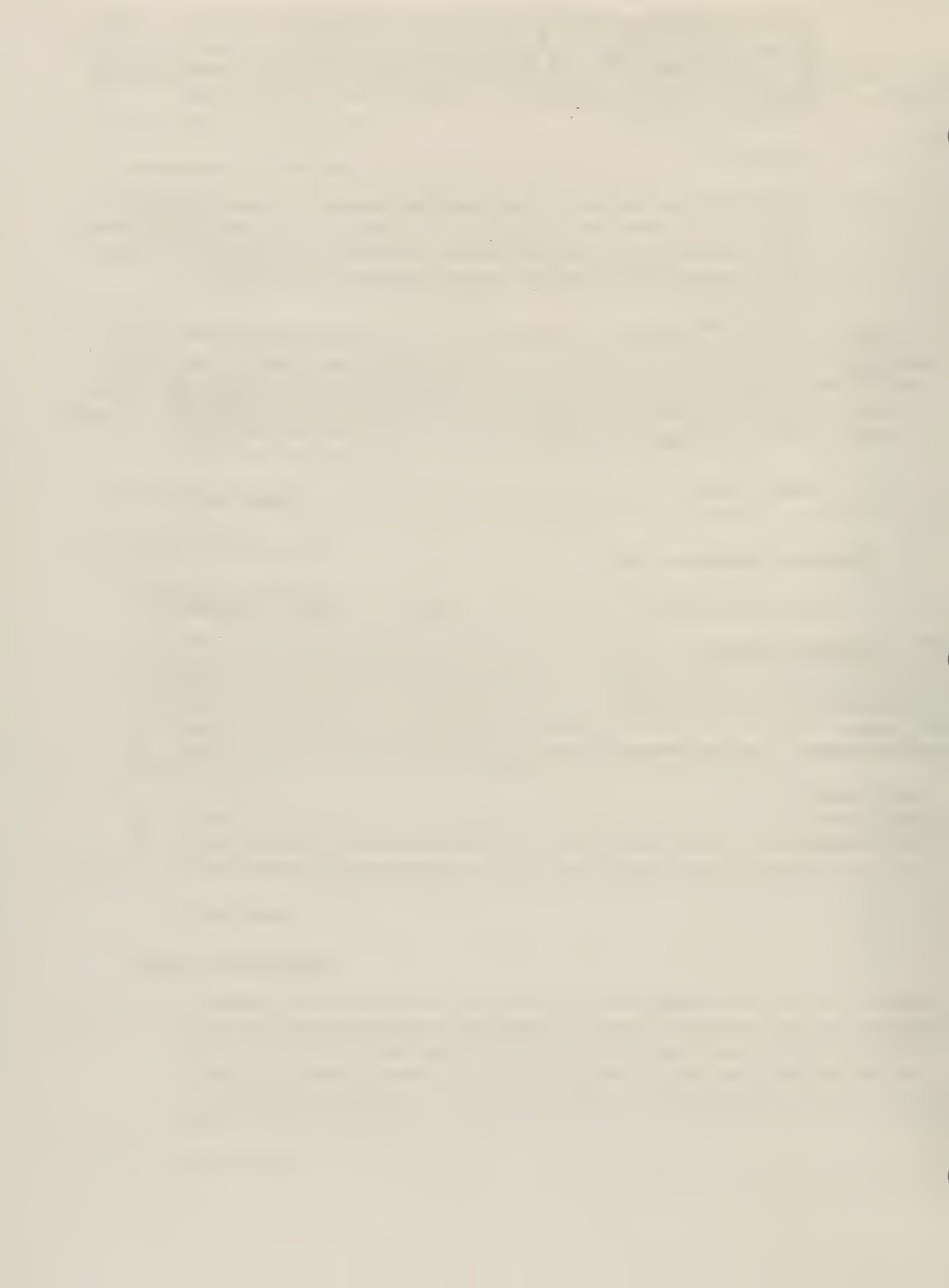
- (d) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS ("HOPWA") Supportive Services Agreement in an Amount not to Exceed \$336,231 with Catholic Charities of the Archdiocese of San Francisco for the Peter Claver Community facility Located at 1340 Golden Gate Avenue (Resolution No. 204-2000)

Action Taken: _____

- (e) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS ("HOPWA") Supportive Services Agreement in an Amount Not to Exceed \$693,743 with Catholic Charities of the Archdiocese of San Francisco for the Leland House at 141 Leland Avenue (Resolution No. 205-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

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Leroy King

Kathryn C. Palamountain

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OCT 25 2000

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A G E N D A
Tuesday, October 24, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM OCTOBER 17, 2000 COMMISSION MEETING

DEVELOPER HAS REQUESTED A ONE-WEEK CONTINUANCE TO OCTOBER 31, 2000

- (a) Authorization to Negotiate Exclusively with Mission Housing Development Corporation, a nonprofit public benefit corporation, as the Lead Developer of the Joint-Venture of Mission Housing Development Corporation, San Francisco Housing Development Corporation and The Agape Outreach Center, for an Agreement Assuming the Agency's rights to purchase, improve and renovate Marlton Manor, 240 Jones Street; Housing Preservation Program (Resolution No. 195-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of September 12, 19, and 26, 2000

Action Taken: _____

REGULAR AGENDA

- (b) Approving the Schematic Design for Mission Creek Park Open Space Parcels NP1, NP2, and NP3 in the Mission Bay North Redevelopment Project Area and P1 in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreements with Catellus Development Corporation, a Delaware Corporation; Mission Bay North and South Redevelopment Project Areas (Resolution No. 206-2000)

Action Taken: _____

- (c) Conditionally Approving the Schematic Design for the Development of the proposed 20,700 square feet building development by Charles H. Briedinger and John E. Briedinger as tenants in common, 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14 And 15); India Basin Industrial Park Approved Redevelopment Project Area (Resolution No. 207-2000)

Action Taken: _____

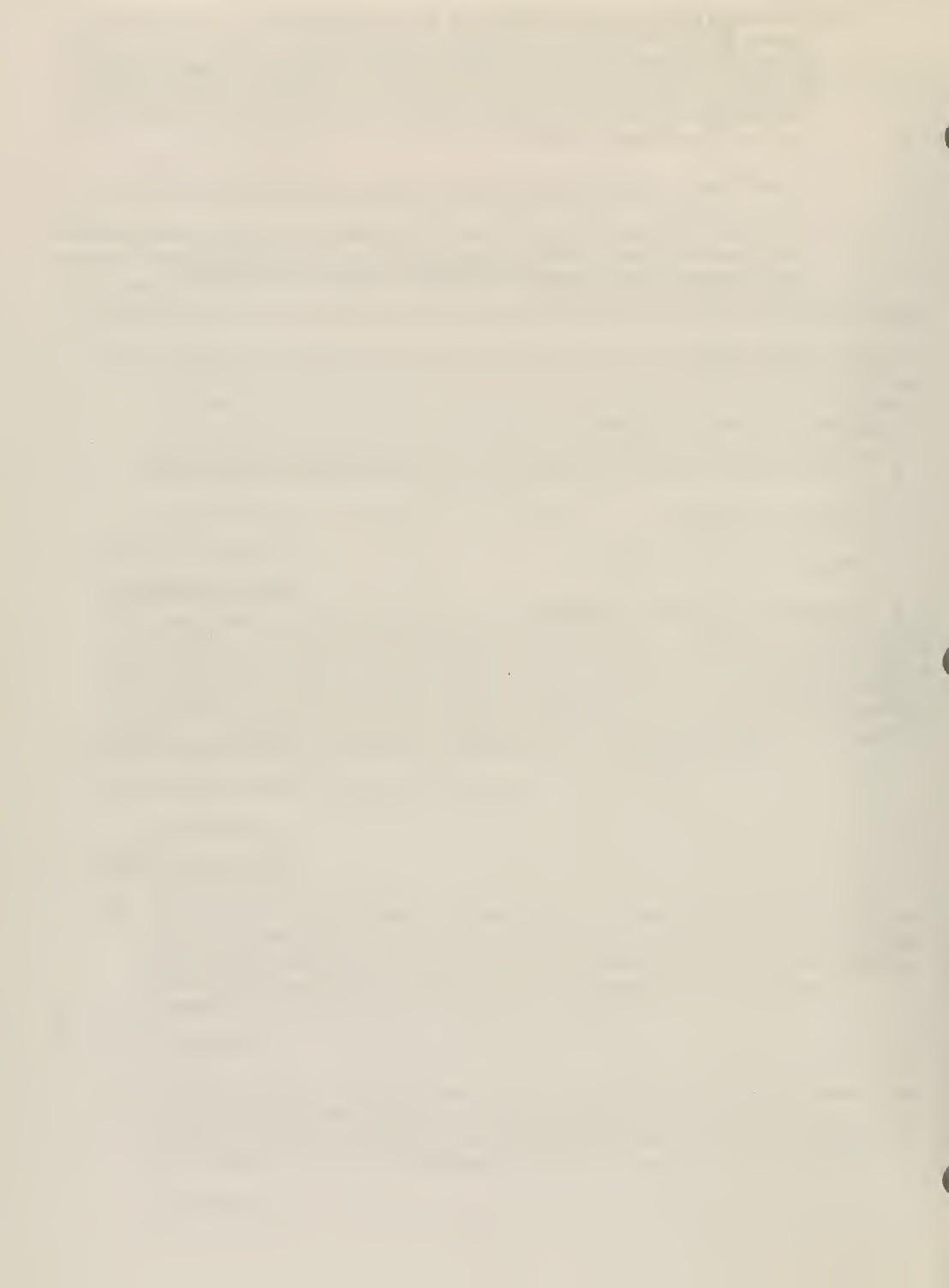
- (d) Authorizing a First Amendment to the Loan Program Agreement with Community Bank of the Bay, which extends the maximum loan term from five years to seven years and revises the credit history requirements of the Agency's Fillmore Jazz District Revolving Loan Program, and authorizing an additional allocation of \$300,000 to fund the Loan Program, for a total aggregate amount not to exceed \$500,000; Western Addition Redevelopment Project Area A-2 (Resolution No. 208-2000)

Action Taken: _____

- (e) Authorizing a Personal Services Contract in an amount not to exceed \$55,000 with Fillmore Jazz Preservation District Merchants' Association to produce the 2000 Holiday Celebration in the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area, A-2 (Resolution No. 209-2000)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-



REDEVELOPMENT AGENCY of the City and County of San Francisco



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Tuesday, October 31, 2000 • 4:00 p.m.

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PLEASE NOTE CHANGE OF MEETING LOCATION

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM OCTOBER 24, 2000 COMMISSION MEETING

- (a) Authorization to Negotiate Exclusively with Mission Housing Development Corporation, a nonprofit public benefit corporation, as the Lead Developer of the Joint-Venture of Mission Housing Development Corporation, San Francisco Housing Development Corporation and The Agape Outreach Center, for an Agreement Assuming the Agency's rights to purchase, improve and renovate Marlton Manor, 240 Jones Street; Housing Preservation Program (Resolution No. 195-2000)

Action Taken: _____

CONTINUED FROM OCTOBER 10, 2000 COMMISSION MEETING

- (b) Authorizing a Fifth Amendment to the Exclusive Negotiations Agreement with the Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 210-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of October 10 and 17, 2000

Action Taken: _____

REGULAR AGENDA

PRESENTATION ON THE AGENCY'S ACQUISITION AND PROPOSED DISPOSITION OF THREE PROPERTIES UNDER THE HOUSING PRESERVATION PROGRAM (Items (b) through (g))

- (b) Public hearing to hear all persons interested in the lease of land located at 1590 Broadway Street, in connection with the Notre Dame Apartments.
- Authorizing the Executive Director to Execute a Ground Lease of the Agency's land at 1590 Broadway Street with Notre Dame Housing Partners, L.P., in conjunction with the acquisition of 205 units of very low income senior housing (known as Notre Dame Apartments), and all related actions and documents as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 211-2000)

Action Taken: _____

- (c) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$16,643,472 to assist Notre Dame Housing Partners, L.P., with the financing of the acquisition and rehabilitation of affordable residential rental facilities known as Notre Dame Apartments, and approving related documents and authorizing related actions as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 212-2000)

Action Taken: _____

- (d) Public hearing to hear all persons interested in the lease of land located at 180 Turk Street, in connection with the Antonia Manor.

Authorizing the Executive Director to Execute a Ground Lease of the Agency's land at 180 Turk Street with AM Preservation, L.P., in conjunction with the acquisition of 133 units of very low income housing (known as Antonia Manor) and all related actions and documents as part of the Agency's Housing Preservatio Program; Citywide Tax Increment Housing Program (Resolution No. 213-2000)

Action Taken: _____

- (e) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$8,007,607 to assist AM Preservation, L.P., with the financing of the acquisition and rehabilitation of affordable residential rental facilities known as Antonia Manor Apartments, and approving related documents and authorizing related actions as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 214-2000)

Action Taken: _____

- (f) Public hearing to hear all persons interested in the lease of land located at 174 Ellis Street, in connection with the Maria Manor.

Authorizing the Executive Director to Execute a Ground Lease of the Agency's land at 174 Ellis Street with MM Preservation, L.P., in conjunction with the acquisition of 119 units of very low income housing (known as Maria Manor), and all related actions and documents as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 215-2000)

Action Taken: _____

- (g) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$8,026,627 to assist MM Preservation, L.P., with the financing of the acquisition and rehabilitation of affordable residential rental facilities known as Maria Manor Apartments, and approving related documents and authorizing related actions as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution no. 216-2000)

Action Taken: _____

The following items will not be heard before 5:00 p.m.

- (h) Approving a Letter of Agreement in an Amount not to Exceed \$77,640 with the San Francisco Art Commission for Artist Selection and Administration Services for the Installation of Artwork at the Fillmore Bridge; Western Addition Redevelopment Project Area-1 (Resolution No. 217-2000)

Action Taken: _____

- (i) Authorizing a Third Amendment in an amount not to exceed \$72,285 to the Architectural Agreement with Michael Willis Architects for the design services for the Fillmore streetscape improvements; Western Addition Redevelopment Project Area A-2 (Resolution No. 218-2000)

Action Taken: _____

- (j) Declaring results of Special Annexation Election for Annexation No. 2 of Territory to Community Facilities District No. 1 (South Beach), determining validity of prior proceedings, and directing recording of amended notice to special tax lien; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 219-2000)

Action Taken: _____

- (k) Authorizing a First Amendment to the Development Loan Agreement with Brava! for Women in the Arts in an Amount of \$90,000 for Rehabilitation of 2781-2791 24th Street; 24th Street Revitalization Program (Resolution No. 220-2000)

Action Taken: _____

- (l) Authorizing a First Amendment to the Development Loan Agreement with Mission Neighborhood Centers in an Amount of \$90,000 for Rehabilitation of 3001-3021 24th Street; 24th Street Revitalization Program (Resolution No. 221-2000)

Action Taken: _____

- (m) Public hearing on a written appeal (by the Marks Management Company) of the Preliminary Negative Declaration that there are no unmitigated significant impacts for the Group 1 development project at 3433 Third Street (Lot 23 of Assessor's Block 5203), the proposed Amendment to the India Basin Industrial Park Redevelopment Plan, the proposed Amendment to the India Basin Design Guidelines, the proposed Variances of the India Basin Design Guidelines and the Schematic Design of the building; India Basin Industrial Park Redevelopment Project Area

Consideration of an Appeal of the Preliminary Negative Declaration for the Group 1 development project at 3433 Third Street; India Basin Industrial Park Redevelopment Project Area

Action Taken: _____

- (n) Workshop on the 3433 Third Street Development Project / Redevelopment Plan Amendment; India Basin Industrial Park Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

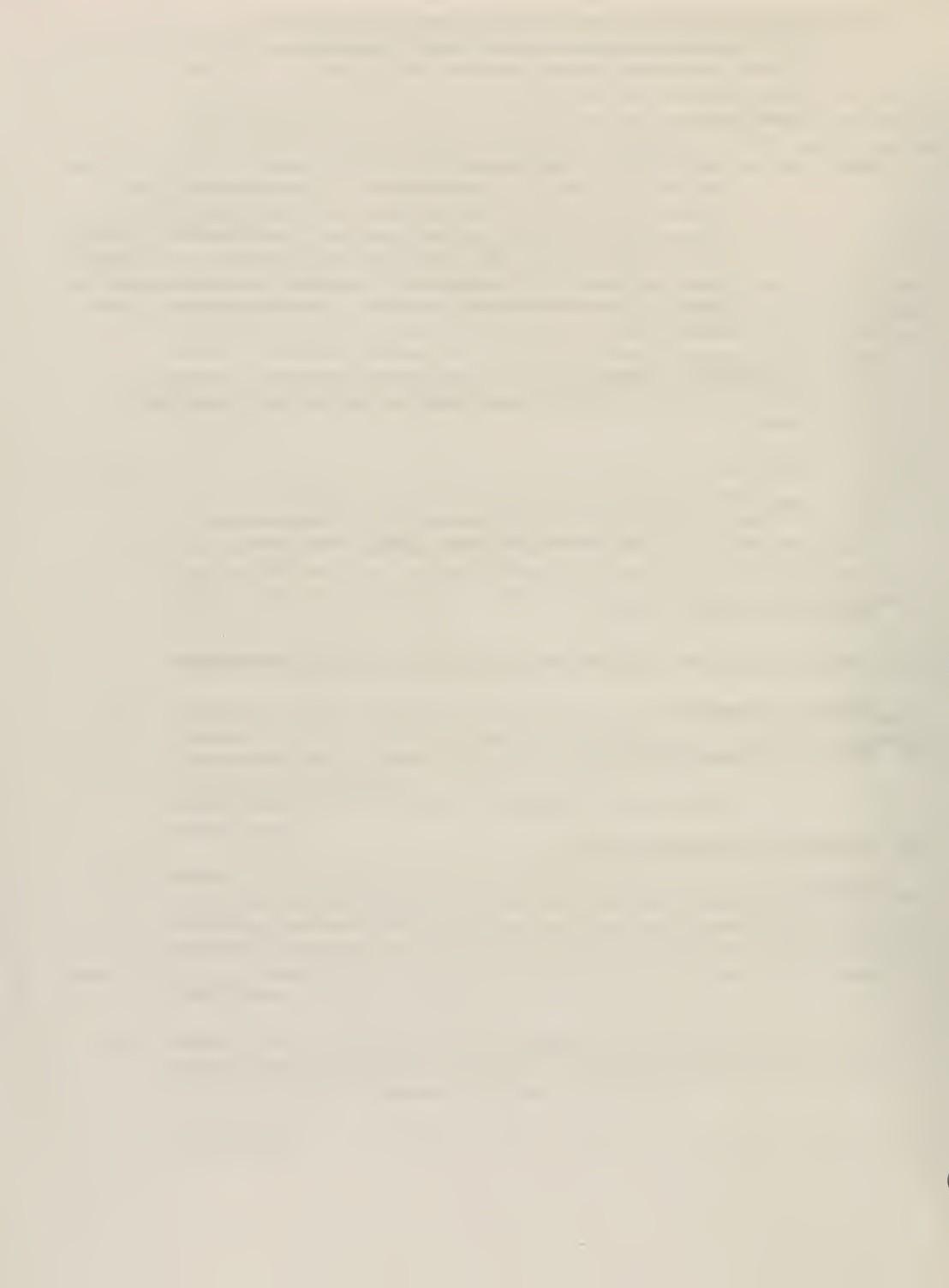
8. Report of the Executive Director:

Status of Rincon Center Below Market-Rate (BMR) housing program.

9. Commissioners' Questions and Matters

10. Closed Session:

11. Adjournment



**REDEVELOPMENT AGENCY
of the
City and County of San Francisco**



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

**ELECTION DAY,
NOVEMBER 7, 2000**

**THE NEXT REGULAR MEETING WILL BE HELD ON
NOVEMBER 14, 2000**

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Kathryn C. Palamountain

Michal Settles

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Tuesday, November 14, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM OCTOBER 10, 2000 COMMISSION MEETING

- (a) Authorizing the Designation of Non-Managerial, Non-Supervisory Classifications to the existing mixed administrative/clerical/professional staff Bargaining Unit or the professional/technical staff Bargaining Unit, or Authorizing the Referral of the Dispute regarding Non-Managerial, Non-Supervisory Positions be submitted to Final and Binding Arbitration (Resolution No. 191-2000)

Action Taken: _____

CONTINUED FROM OCTOBER 24, 2000 COMMISSION MEETING

- (b) Authorizing a First Amendment to the Loan Program Agreement with Community Bank of the Bay, which extends the maximum loan term from five years to seven years and rewrites the credit history requirements of the Agency's Fillmore Jazz District Revolving Loan Program guidelines, and authorizing an additional allocation of \$300,000 to fund the Loan Program, for a total aggregate amount not to exceed \$500,000; Western Addition Redevelopment project Area A-2 (Resolution No. 208-2000)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

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- (a) Authorizing a Personal Services Contract with Davis and Associates, for Community Outreach Coordinator Services, effective November 15, 2000 through November 15, 2001, in an amount not to exceed \$65,000; Bayview Hunters Point Redevelopment Survey Area; (Resolution No. 222-2000)

Action Taken: _____

REGULAR AGENDA

- (b) Commending and Expressing Appreciation to Byron Rheit for many years of dedicated service upon his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 223-2000)

Action Taken: _____

- (c) Authorizing a Second Amendment to the Architectural Agreement with Adele Naude Santos and Associates in an amount not to exceed \$97,500 for additional architectural services for the Children's Center, located on Central Block Three; Yerba Buena Center Redevelopment Project Area (Resolution No. 224-2000)

Action Taken: _____

- (d) Authorizing an expenditure not to exceed \$97,890 for the Design, Fabrication, Delivery and Installation of custom built play equipment for the Children's Center, located on Central Block Three; Yerba Buena Center Redevelopment Project Area (Resolution No. 225-2000)

Action Taken: _____

- (d-1) Approving the Combined Basic Concept and Schematic Design for Block N1 located between King, Third, Townsend and Fourth Streets in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay North Redevelopment Project Area (Resolution No. 233-2000)

Action Taken: _____

NOTE: The following seven (7) items, (e) through (k) are all related to the proposed Amendment to the India Basin Industrial Park Redevelopment Plan regarding 3433 Third Street

- (e) Affirming the Preliminary Negative Declaration and Adopting and Issuing the Final Negative Declaration for the Proposed Development of 3433 Third Street, Lot 23 of Assessor's Block 5203, and the Proposed Amendment to the Redevelopment Plan; India Basin Industrial Park Redevelopment Project Area (Resolution No. 226-2000)

Action Taken: _____

- (f) Approving the Report of the Agency to the Board of Supervisors of the City and County of San Francisco on the Proposed Amendment to the India Basin Industrial Park Redevelopment Plan and Transmitting the Report on the Proposed Plan Amendment to the Board of Supervisors; India Basin Industrial park Redevelopment Project Area (Resolution No. 227-2000)

Action Taken: _____

(g) Public Hearing to hear all persons interested in Approving the Proposed Amendment to the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project Area; Transmitting the Proposed Redevelopment Plan Amendment to the City Planning Commission for a Determination of General Plan Consistency; Submitting the Agency's Recommendation and the Proposed Redevelopment Plan Amendment to the Board of Supervisors of the City and County of San Francisco and Recommending Approval of the Proposed Redevelopment Plan Amendment by the Board of Supervisors; India Basin Industrial Park Redevelopment Project Area

Approving the Proposed Amendment to the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project Area; Transmitting the Proposed Redevelopment Plan Amendment to the City Planning Commission for a Determination of General Plan Consistency; Submitting the Agency's Recommendation and the Proposed Redevelopment Plan Amendment to the Board of Supervisors of the City and County of San Francisco and Recommending Approval of the Proposed Redevelopment Plan Amendment by the Board of Supervisors; India Basin Industrial Park Redevelopment Project Area
(Resolution No. 228-2000)

Action Taken:

(h) Public Hearing to hear all persons interested in Granting a Variance to the Exterior Building Surface and Setback Requirements, and Roof Coverage Standards of the Design Guidelines for the Proposed Commercial-Industrial Mixed Use Building Regarding the Development of 3433 Third Street, Assessor's Block 5203, Lot 23; India Basin Industrial Park Redevelopment Project Area

Granting a Variance to the Exterior Building Surface and Setback Requirements, and Roof Coverage Standards of the Design Guidelines for the Proposed Commercial-Industrial Mixed Use Building Regarding the Development of 3433 Third Street, Assessor's Block 5203, Lot 23; India Basin Industrial Park Redevelopment Project Area (Resolution No. 229-2000)

Action Taken:

(i) Public Hearing to hear all persons interested in Approving an Amendment to the Design Guidelines for the India Basin Industrial Park Redevelopment Project Area, Affecting Assessor's Block 5203, Lot 23; India Basin Industrial Park Redevelopment Project Area

Approving an Amendment to the Design Guidelines for the India Basin Industrial Park Redevelopment Project Area, Affecting Assessor's Block 5203, Lot 23; India Basin Industrial Park Redevelopment Project Area (Resolution No. 230-2000)

Action Taken:

(j) Conditionally Approving the Schematic Design for the Proposed Five-Story Commercial-Industrial Mixed Use Building with Parking in Two Levels in an Integral Garage, Affecting 3433 Third Street (Assessor's Block 5203, Lot 23); India Basin Industrial Park Redevelopment Project Area (Resolution No. 231-2000)

Action Taken:

- (k) Authorizing the Executive Director to execute an Owner Participation Agreement and related documents with Marlin Cove, Inc., a California corporation, for development of 3433 Third Street, affecting Assessor's Block 5203, Lot 23; India Basin Industrial Park Redevelopment Project Area (Resolution No. 232-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:

Status Report of responses to the Request for Qualifications (RFQ) for ownership and management of the Plaza Hotel, 988-992 Howard Street: South of Market Earthquake Recovery Redevelopment Project Area

9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Michal Foriest Settles

Darshan Singh

Benny Y. Yee

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

NOVEMBER 21, 2000

THE NEXT REGULAR MEETING WILL BE HELD ON

NOVEMBER 28, 2000

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Michal Forest Settles

Darshan Singh

Benny Y. Yee

James B. Morales, Executive Director
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A G E N D A

Tuesday, November 28, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of October 24 and 31, 2000
- (b) Authorizing Payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, which Represents the Agency's Share of the Cost of the Citywide Surety Bond Program (Resolution No. 234-2000)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Second Amendment to the Loan Agreement with Agonafer Shiferaw, sole proprietor of Rasselas Jazz Club and Restaurant, located at 1534-40 Fillmore, to increase the loan amount by \$268,000 for construction overrun, promotion, and marketing of the Gateway Block, amend the terms of the loan and the repayment schedule , in connection with the Fillmore Jazz Preservation District, Western Addition A-2 Redevelopment Project Area (Resolution No. 235-2000)

Action Taken: _____

- (d) Public Hearing to hear all persons interested in the lease of land located at 150 Berry Street, San Francisco, constituting Parcel 2 of Block N2; Mission Bay North Redevelopment Project Area

Authorizing the disposition of the Agency's interest in the Land at 150 Berry Street, San Francisco, constituting Parcel 2 of Block N2 of the Mission Bay North Redevelopment Project Area, through a Ground Lease with Mission Bay Affordable Housing Limited Partnership; Mission Bay North Redevelopment Project Area (Resolution No. 236-2000)

Action Taken: _____

- (e) Authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$19,500,000 to assist Mission Bay Affordable Housing Limited Partnership with the acquisition and construction of affordable residential facilities at 150 Berry Street, San Francisco, constituting Parcel 2 of Block N2 of the Mission Bay North Redevelopment Project Area, and approving related documents and authorizing related actions; Mission Bay North Redevelopment Project Area (Resolution No. 237-2000)

Action Taken: _____

- (f) Authorizing a Second Amended and First Restated San Francisco Redevelopment Agency Mission Bay N2P2 Affordable Housing Program Loan Agreement in an amount not to exceed \$6,217,661 with Mission Bay Affordable Housing Limited Partnership for the development of 100 rental units for very low-income households on Parcel 2 of Block N2; Mission Bay North Redevelopment Project Area (Resolution No. 238-2000)

Action Taken: _____

- (g) Authorizing a San Francisco Redevelopment Agency Housing Opportunities for Persons With AIDS ("HOPWA") Program Capital Loan Agreement in an amount not to exceed \$1,000,000 with Mission Bay Affordable Housing Limited Partnership for the allocation of 10 rental units for very low-income households in which one or more persons have HIV/AIDS on Parcel 2 of Block N2; Mission Bay North Redevelopment Project Area (Resolution No. 239-2000)

Action Taken: _____

- (h) Authorizing an Agency Standby Payment Agreement to guarantee the repurchase of and/or debt service payment on certain Multifamily Housing Revenue Bonds on behalf of Mission Bay Affordable Housing Limited Partnership in an amount not to exceed \$4,286,000 plus applicable interest, and approving and authorizing related actions and documents for the development of Parcel 2 of Block N2; Mission Bay North Redevelopment Project Area (Resolution No. 240-2000)

Action Taken: _____

- (i) Authorizing a Personal Services Contract with Sherry Kafka Wagner in the amount of \$65,000 to implement an action plan to achieve Zeum financial sustainability; Yerba Buena Center Redevelopment Project Area (Resolution No. 241-2000)

Action Taken: _____

- (j) Authorizing a Second Amendment to the Agreement for Disposition of Land for Private Redevelopment to extend the term of the agreement and other modifications in conjunction with the acquisition of the property at 1480 Sutter Street by Gough Street, LLC as successor in interest to Sutter Apartments, a California limited partnership; Western Addition A-2 (Resolution No. 242-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:

Pursuant to Government Code §54956.9(c), Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Darshan Singh
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REVISED AGENDA

Tuesday, December 5, 2000 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approving revised documents related to multifamily housing revenue bond financing for the acquisition and rehabilitation of affordable residential rental facilities known as Antonia Manor Apartments, and approving related documents and authorizing related actions as part of the Agency's Housing Preservation and Citywide Tax Increment Housing Programs (Resolution No. 243-2000)
- (b) Approving revised documents related to multifamily housing revenue bond financing for the acquisition and rehabilitation of affordable residential rental facilities known as Maria Manor Apartments, and approving related documents and authorizing related actions as part of the Agency's Housing Preservation and Citywide Tax Increment Housing Programs (Resolution No. 244-2000)
- (c) Approving revised documents related to multifamily housing revenue bond financing for the acquisition and rehabilitation of affordable residential rental facilities known as Notre Dame Apartments, and approving related documents and authorizing related actions as part of the Agency's Housing Preservation and Citywide Tax Increment Housing Programs (Resolution No. 245-2000)
- (d) Approving an amendment to Resolution Number 114-2000, dated June 27, 2000, to substitute Community Development Block Grant funds for Tax Increment funding for Antonia Manor Apartments, located at 180 Turk Street (Resolution No. 246-2000)

Action Taken: _____

REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in the disposition of the Agency's interest in the Land at 240 Jones Street through a Ground Lease with Mercy Properties California

Authorizing the Executive Director to: 1) Dispose of the Agency's interest in the land at 240 Jones Street through a Ground Lease with Mercy Properties California ("MPC"), a California nonprofit public benefit corporation; 2) Assign the Agency's Right to Purchase the improvements at 240 Jones Street to MPC; and 3) Authorize a Tax Increment Loan Agreement not to exceed \$3,004,333 with MPC, to preserve and rehabilitate the Marlton Manor at 240 Jones Street, 151 units of very low income housing; all as part of the Agency's Housing Preservation Program (Resolution No. 247-2000)

Action Taken: _____

- (f) Public Hearing to hear all persons interested in the disposition of the Agency's interest in the Land at 230 Eddy Street through a Ground Lease with Tenderloin Neighborhood Development Corporation

Authorizing the Executive Director to: 1) Dispose of the Agency's interest in the land at 230 Eddy Street through a Ground Lease with Tenderloin Neighborhood Development Corporation ("TNDC"), a California nonprofit public benefit corporation; 2) Assign the agency's Right to Purchase the improvements at 230 Eddy Street to TNDC; and 3) Authorize a Tax Increment Loan Agreement not to exceed \$4,711,475 with TNDC, to preserve and rehabilitate the Alexander Residence at 230 Eddy Street, 179 units of very low income housing; all as part of the Agency's Housing Preservation Program (Resolution No. 248-2000)

Action Taken: _____

- (g) Informational workshop to update the Commission on the Bayview Hunters Point Redevelopment Plan and Revitalization Concept Plan; Bayview Hunters Point Redevelopment Survey Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
 - (a) Status Report on Hunters Point Shipyard MOA with Navy
9. Commissioners' Questions and Matters
10. Closed Session:
 - (a) Pursuant to Government Code §54956.9(b)(1), Conference with Legal Counsel regarding Conference with Legal Counsel regarding anticipated litigation: one potential case.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, December 12, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of November 14 and 28, 2000

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a 4th Amendment to the Personal Services Contract with the Market Street Association, in an amount not to exceed \$63,610, for administrative and community outreach services in support of the Mid-Market Project Area Committee; Mid-Market Redevelopment Survey Area (Resolution No. 249-2000)

Action Taken: _____

- (c) Approving the Combined Basic Concept and Schematic Design for Parcel 2 of Block N3a in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 250-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Ramon Romero, Vice-President

Leroy King

Kathryn C. Palamountain

Michal Forrest Settles

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, December 19, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:
 4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of December 5 and 12, 2000
- (b) Authorizing Grace Yip, Accounting Supervisor, to attend the National Training Seminars on The New Financial Reporting Model and Intermediate Governmental Accounting in Long Beach, California, from January 9 to 12, 2001 (Resolution No. 251-2000)
- (c) Authorizing a Second Amendment to the Personal Services Contract with Agape Outreach Center, a California nonprofit public benefit corporation, extending the term of the Contract from December 31, 2000 to February 28, 2001 and increasing the amount of the Contract to an amount not to exceed \$22,309 for a total amount not to exceed \$187,278; Agency's Housing Preservation Program (Resolution No. 252-2000)
- (d) Authorizing a First Amendment to the Agency Salary Resolution 139-2000 to revise compensation for Local 790 and Local 21 classifications pursuant to existing contractual obligations (Resolution No. 253-2000)

Action Taken: _____

REGULAR AGENDA

- (e) Commending and Expressing Appreciation to M. J. Buffington for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 254-2000)

Action Taken: _____

- (f) Commending and Expressing Appreciation to Melvin Gage for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 255-2000)

Action Taken: _____

- (g) Commending and Expressing Appreciation to William Hong for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 256-2000)

Action Taken: _____

- (h) Authorizing the Executive Director to accept a \$200,000 contribution from Elkor Realty Corporation for the Agency's Fillmore Jazz District Revolving Loan Program and Authorizing a Second Amendment to the Loan Program Agreement with Community Bank of the Bay enabling the Agency to make additional deposits to the Loan Program Account; Western Addition Redevelopment Project Area A-2 (Resolution No. 257-2000)

Action Taken: _____

- (i) Authorizing the Executive Director to expend an amount not to exceed \$120,000 as an advance of funds pursuant to the Agency's Deed of Trust to protect the Agency's secured interest in the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Housing Program (Resolution No. 258-2000)

Action Taken: _____

- (j) Authorizing a Sixth Amendment to the Disposition and Development Agreement and the Regulatory and Grant Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit public benefit corporation, to revise the Schedule of Performance regarding the Purchase and Development of Parcels 674-C & F, located on the southeast corner of Bush and Laguna Streets and also Authorize an increased grant of \$152,286, for a total authorized grant not to exceed \$1,337,286; Western Addition Redevelopment Project Area, Area A-2 (Resolution No. 259-2000)

Action Taken: _____

- (k) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (GNMA Collateralized – Kokoro Assisted Living Facility) 2001 Series A in an aggregate amount not to exceed \$6,557,000; Determining and Prescribing certain matters relating thereto, and Approving and Authorizing related actions and the Execution and Delivery of documents relating thereto (Resolution No. 260-2000)

Action Taken: _____

- (l) Authorizing continuation of policy waiving fees for non-profit community sailing organizations for up to seven berths in South Beach Harbor; Rincon Point – South Beach Redevelopment Project Area (Resolution No. 261-2000)

Action Taken: _____

- (m) Authorizing a Second Amendment to the Letter Agreement with the Department of Public Works, Bureau of Construction Management, which increases the amount by \$100,000 to a total of \$625,000, to provide Environmental, Geotechnical, Construction and Engineering services on an as-needed basis; all Redevelopment Project and Survey Areas (Resolution No. 262-2000)

Action Taken: _____

- (n) Authorizing a First Amendment to the Legal Services Contract with Kutak Rock in an amount not to exceed \$120,000 for a total aggregate amount of \$220,000 for legal services related to the transfer of the Shipyard from the Navy to the Agency and the City: Hunters Point Shipyard Redevelopment Project Area (Resolution No. 263-2000)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:

Pursuant to California Government Code §54957.6, Conference with Agency's Labor Negotiators regarding compensation of unrepresented employees. The Agency's Negotiators are James Morales, Tiza Peterson and Ora Williams

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETINGS ON

DECEMBER 26, 2000 AND JANUARY 2, 2001

THE NEXT REGULAR MEETING WILL BE HELD ON

JANUARY 9, 2001



Notice

REDEVELOPMENT AGENCY of the City and County of San Francisco



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 AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETINGS ON

DECEMBER 26, 2000 AND JANUARY 2, 2001

THE NEXT REGULAR MEETING WILL BE HELD ON

JANUARY 9, 2001

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Mark Dunlop, President

Ramon Romero, Vice-President

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A G E N D A
Tuesday, January 9, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of December 19, 2000

Action Taken: _____

REGULAR AGENDA

- (b) Election of President and Vice President.

Action Taken: _____

- (c) Amending Resolution No. 139-2000 to revise the compensation for certain classifications effective January 6, 2001 (Resolution No. 1-2001)

Action Taken: _____

- (d) Authorizing the Executive Director to enter into an Agreement for Property Management Services with John Stewart Company for Managing the Plaza Hotel, 988-992 Howard Street, for a term of twenty-four months and Authorizing Expenditures not to exceed \$550,000; South Of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 2-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon Romero

Michal Foriest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuquio, Commission Secretary



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JAN 16 2001 For 1/12/01

A G E N D A
Tuesday, January 16, 2001 • 4:00 p.m.

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PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE PROPOSITION A HOUSING ADVISORY COMMITTEE BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING ADVISORY COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Increase from \$6,557,000 to \$7,350,000 of the aggregate principal amount of the Multifamily Housing Revenue Bonds (GNMA Collateralized – Kokoro Assisted Living Facility) 2001 Series A, pertaining to development of parcels 674-C and 674-F, located at 1881-1899 Bush Street; Western Addition Redevelopment Project Area, Area A-2 (Resolution No. 3-2001)

Action Taken:

REGULAR AGENDA

- (b) Authorizing Exclusive Negotiations for the lease and development of the Agency Affordable Housing Parcel known as Parcel 1 of Block N3a; Mission Bay North Project Area. (Resolution No. 4-2001)

Action Taken:

- (c) Presentation of Development Proposal for Parcel 732-A, located on the northeast corner of Fillmore and Eddy Streets, by Fillmore Renaissance Associates, L.P., Western Addition A-2
- (d) Commission Workshop/Discussion on ground rules for Commission's conduct of Agency Business and Identify Commission's short-term goals for the year 2001

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamontain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh



James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary

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JAN 22 2001 Fax 1/1/2001

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A G E N D A
Tuesday, January 23, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
 - (a) Commission Workshop/Discussion on ground rules for Commission's conduct of Agency Business and Identification of Commission's short-term goals for the year 2001
4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing the Executive Director to enter into a Memorandum of Understanding with the Mayor's Office of Community Development and the Mayor's Office of Economic Development to receive, administer and disburse \$52,450 in grant funding to the Japantown Planning, Preservation and Development Task Force through their fiscal agent, the Japanese Community Youth Council, for economic and community impact studies; Western Addition Redevelopment Project Area A-2 (Resolution No. 5-2001)

Action Taken: _____

- (b) Adopting the following Standards for the Agency Commission:

- (1) All Commission meetings shall promptly begin at the designated time of 4:00 p.m. (assuming a quorum is present). (Resolution No. 6-2001)

Action Taken: _____

- (2) The Commission shall allow flexibility, as permitted under Robert's Rules of Order, in allowing members to make brief remarks prior to making motions. (Resolution No. 7-2001)

Action Taken: _____

- (3) Agency staff, in presenting items and recommendations to the Commission, shall describe only the salient points of the matter before the Commission, which is expected to read the materials in advance. (Resolution No. 8-2001)

Action Taken: _____

- (4) Commissioners shall handle personal disagreements with other Commissioners in a manner that does not disrupt public meetings, which should focus on the public's business. (Resolution No. 9-2001)

Action Taken: _____

- (5) Commissioners shall disclose outside communication that they have with developers, contractors, and other parties who have a matter pending before the Agency Commission. (Resolution No. 10-2001)

Action Taken: _____

- (6) The Commissioners shall respect the appropriate roles of the Commission, Executive Director, and Agency staff. (Resolution No. 11-2001)

Action Taken: _____

- (7) The Commissioners shall not publicly criticize Agency staff without first giving the Staff the opportunity to rebut or otherwise respond to the criticism.
(Resolution No. 12-2001)

Action Taken: _____

- (8) A majority of the Commision shall establish, at a public meeting, the Agenda for future Commission meetings. (Resolution No. 13-2001)

Action Taken: _____

- (9) The President, Vice-President and Executive Director shall establish a balanced meeting agenda of four (4) hours-maximum duration for all Commission meetings.
(Resolution No. 14-2001)

Action Taken: _____

- (10) Only the full Commission shall review the performance of the Executive Director.
(Resolution No. 15-2001)

Action Taken: _____

- (11) The Commission shall conduct an annual performance review of the Executive Director.
(Resolution No. 16-2001)

Action Taken: _____

- (12) The President and Vice President shall provide quarterly progress reports and feedback on the Executive Director's performance. (Resolution No. 17-2001)

Action Taken: _____

- (13) Each Commissioner shall have a goal of visiting a minimum of three (3) project area sites annually. (Resolution No. 18-2001)

Action Taken: _____

- (14) Commissioners shall review and establish goals on an on-going basis. (Resolution No. 19-2001)

Action Taken: _____

- (15) The Agency shall require the public offering of Agency property for development. (Resolution No. 20-2001)

Action Taken: _____

- (c) Establishing a three-person committee of the Commission to review the Agency's Personnel Policy. (Resolution No. 21-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

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Darshan Singh

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JAN 29 2001

A G E N D A
Tuesday, January 30, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
 - (a) Mayor Willie L. Brown, Jr. to address the Commission
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

- (a) Commending and Expressing appreciation to Patricia Rinaldo for her services upon the occasion of her departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 22-2001)

Action Taken: _____

- (b) Authorizing Exclusive Negotiations with EDAW Inc. as Prime Consultant for a Consulting Contract for Design and Engineering Services for the South Beach Park and Harbor Improvement Project; Rincon Point-South Beach Redevelopment Area (Resolution No. 23-2001)

Action Taken: _____

- (c) Authorizing a First Amendment to the Personal Service Contract with the Columbia Park Boys and Girls Club, a California non-profit public benefit corporation, for steam cleaning services for the Sixth Street sidewalks and adjacent streets (which extends the Contract schedule and permits the retroactive payment for services provided in December 2000 and January 2001); South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 24-2001)

Action Taken: _____

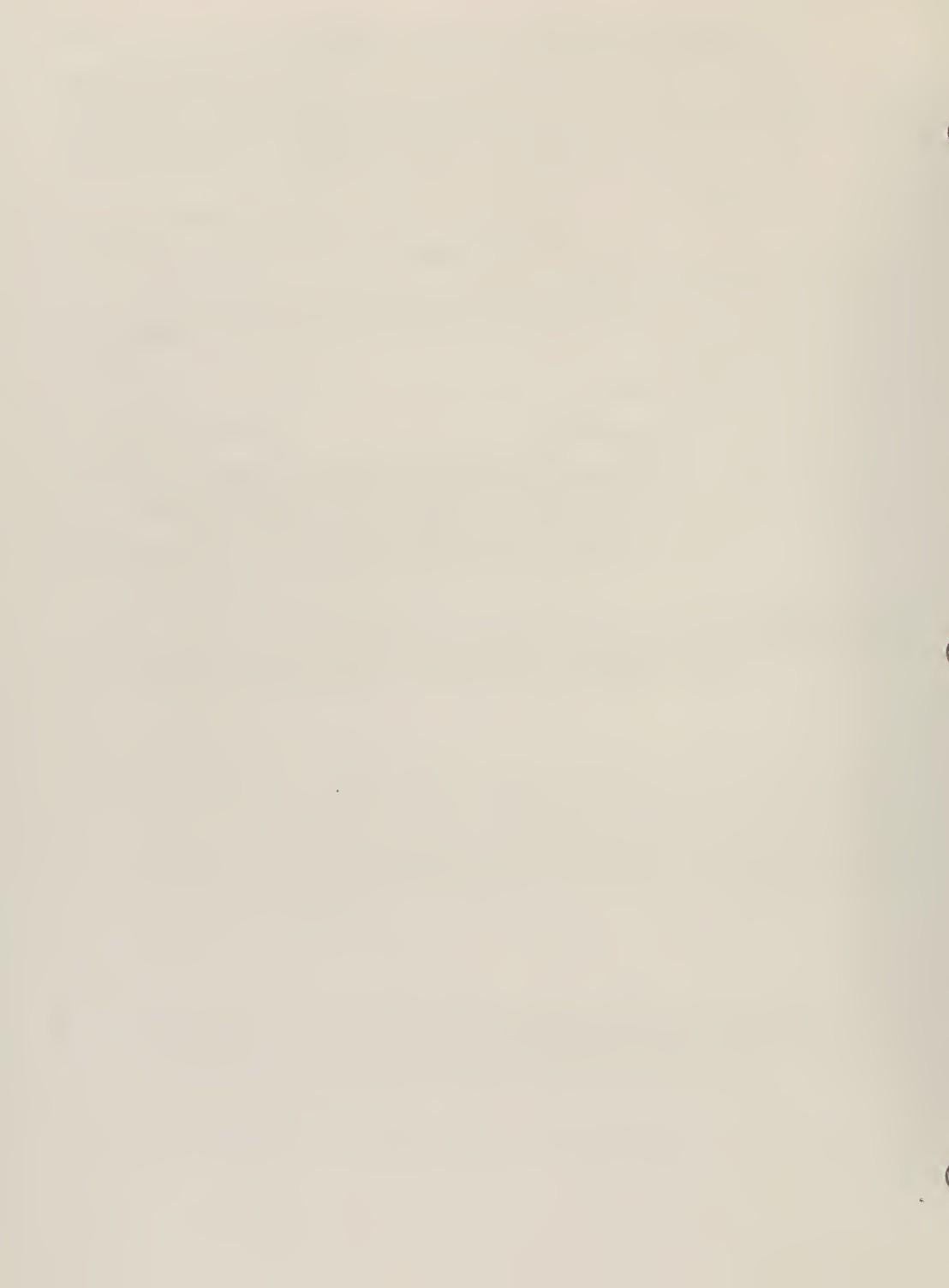
- (d) Authorizing the Executive Director to enter into an Assumption of Loan Agreement with Baker Places, Inc. and Dolores Street Community Services to assign a Tax Increment Affordable Housing Program Loan Agreement dated September 23, 1997 in the original principal amount of \$300,000; Citywide Tax Increment Housing Program (Resolution No. 25-2001)

Action Taken: _____

- (e) Authorizing the Executive Director to enter into a San Francisco Redevelopment Agency Housing Opportunities for Persons With AIDS ("HOPWA") Program Capital Loan Agreement in an amount not to exceed \$1,122,520 with Baker Places, Inc. to fund costs related to the development of eight (8) beds for persons with HIV/AIDS at 214 Dolores Street and to fund an additional \$7,200 for closing costs related to Dolores Street Community Service holding period expenses: Housing Opportunities for Persons With AIDS (Resolution No. 26-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
 - (a) Pursuant to Government Code §54956.9(c). Conference with Legal Counsel regarding initiation of litigation: one potential case.
 - (b) Pursuant to Government Code §54956.9(b)(1). Conference with Legal Counsel regarding anticipated litigation: one potential case.
11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President
Leroy King, Vice-President
Mark Dunlop
Kathryn C. Palamountain
Ramon E. Romero
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Erwin R. Tanjuaquio, Commission Secretary



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FEB - 5 2001

A G E N D A
Tuesday, February 6, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM JANUARY 23, 2001 COMMISSION MEETING

- (a) Commission Workshop/Discussion on ground rules for Commission's conduct of Agency Business and Identification of Commission's short-term goals for the year 2001
- (b) Adopting the following Standards for the Agency Commission:
 - (5) Commissioners shall disclose outside communication that they have with developers, contractors, and other parties who have a matter pending before the Agency Commission. (Resolution No. 10-2001)

Action Taken: _____

- (6) The Commissioners shall respect the appropriate roles of the Commission, Executive Director, and Agency staff. (Resolution No. 11-2001)

Action Taken: _____

- (7) The Commissioners shall not publicly criticize Agency staff without first giving the Staff the opportunity to rebut or otherwise respond to the criticism. (Resolution No. 12-2001)

Action Taken: _____

- (8) A majority of the Commission shall establish, at a public meeting, the Agenda for future Commission meetings. (Resolution No. 13-2001)

Action Taken: _____

- (9) The President, Vice-President and Executive Director shall establish a balanced meeting agenda of four (4) hours-maximum duration for all Commission meetings. (Resolution No. 14-2001)

Action Taken: _____

- (10) Only the full Commission shall review the performance of the Executive Director. (Resolution No. 15-2001)

Action Taken: _____

- (11) The Commission shall conduct an annual performance review of the Executive Director. (Resolution No. 16-2001)

Action Taken: _____

- (12) The President and Vice President shall provide quarterly progress reports and feedback on the Executive Director's performance. (Resolution No. 17-2001)

Action Taken: _____

- (13) Each Commissioner shall have a goal of visiting a minimum of three (3) project area sites annually. (Resolution No. 18-2001)

Action Taken: _____

- (14) Commissioners shall review and establish goals on an on-going basis.
(Resolution No. 19-2001)

Action Taken: _____

- (15) The Agency shall require the public offering of Agency property for development.
(Resolution No. 20-2001)

Action Taken: _____

- (c) Establishing a three-person committee of the Commission to review the Agency's Personnel Policy. (Resolution No. 21-2001)

Action Taken: _____

4. Matters of New Business:

REGULAR AGENDA

- (a) Approving the Schematic Design for The Commons Open Space Parcels P16 & P17 in Mission Bay South pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area
(Resolution No. 27-2001)

Action Taken: _____

- (b) Workshop on the Agency's FY 2001/02 Budget and Five-Year Plan

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session:

**ITEM (a) BELOW CONTINUED FROM JANUARY 23, 2000
COMMISSION MEETING**

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is the Minna Lee Hotel located at 139-149 Sixth Street, Assessor Block No. 3725, Lot 063; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Kiran Patel. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney, Al Luis and Vanessa Dandridge.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

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A G E N D A
Tuesday, February 13, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM FEBRUARY 6, 2001 COMMISSION MEETING

- (a) Commission Workshop/Discussion on ground rules for Commission's conduct of Agency Business and Identification of Commission's short-term goals for the year 2001
- (b) Adopting the following Standards for the Agency Commission:
 - (12) The President and Vice President shall provide quarterly progress reports and feedback on the Executive Director's performance. (Resolution No. 17-2001)

Action Taken:_____

- (13) Each Commissioner shall have a goal of visiting a minimum of three (3) project area sites annually. (Resolution No. 18-2001)

Action Taken:_____

- (14) Commissioners shall review and establish goals on an on-going basis. (Resolution No. 19-2001)

Action Taken:_____

- (15) The Agency shall require the public offering of Agency property for development. (Resolution No. 20-2001)

Action Taken:_____

- (c) Establishing a three-person committee of the Commission to review the Agency's Personnel Policy. (Resolution No. 21-2001)

Action Taken:_____

- (d) Approving the Schematic Design for The Commons Open Space Parcels P16 & P17 in Mission Bay South pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 27-2001)

Action Taken:_____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Pre-Development Grant Agreement with Manchester Bidwell Corporation, a Pennsylvania non-profit corporation to extend the term to September 30, 2001 for pre-development work in furtherance of the Bayview Hunters Point Center for Arts and Technology Project (Baycat); Hunters Point Shipyard Project Area and Bayview Hunters Point Survey Area (Resolution 28-2001)

Action Taken: _____

REGULAR AGENDA

- (b) Conditionally Approving the Schematic Design for the Jessie Square Garage (located below Jessie Square and the Jewish Museum parcel, the north side of Mission Street between Third and Fourth Streets) by CB-1 Entertainment Partners L.P., a California limited partnership; Yerba Buena Center Redevelopment Project Area (Resolution No. 29-2001)

Action Taken: _____

- (c) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more series to finance Residential Facilities at Ocean Beach Apartments, 740 La Playa Street, pursuant to the Housing Preservation Program, for Redevelopment Purposes in an amount not to exceed \$15,000,000; Citywide Housing Program (Resolution No. 30-2001)

Action Taken: _____

- (d) Authorizing the Executive Director to: (1) Enter into an assignment agreement with A.F. Evans Company, Incorporated, a California Corporation, in conjunction with the purchase of land at 740 La Playa Street; and (2) enter into an agreement to guarantee the payment of certain mortgage revenue bonds in an amount not to exceed \$3,500,000; and related actions and documents to enable the acquisition and renovation of the Ocean Beach Apartments, all as part of the Agency's Housing Preservation Program, Citywide Tax Increment Housing Program (Resolution No. 31-2001)

Action Taken: _____

- (e) Workshop on the Agency's FY 2001/02 Budget

(f) Workshop on Transbay Redevelopment Survey Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: **ITEM (a) & (b) BELOW CONTINUED FROM FEBRUARY 6, 2000
COMMISSION MEETING**
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is the Minna Lee Hotel located at 139-149 Sixth Street, Assessor Block No. 3725, Lot 063; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Kiran Patel. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney, Al Luis and Vanessa Dandridge.
 - (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to terms of an Owner Participation Agreement with Epsrit de Corp regarding Parcel X4; Mission Bay South Redevelopment Project Area; Agency negotiators: Amy Nechoes and Darby Kremers.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President
Leroy King, Vice-President
Mark Dunlop
Kathryn C. Palamontain
Ramon E. Romero
Michal Forest Settles
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A G E N D A
Tuesday, February 20, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Seventh Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., a California nonprofit public benefit corporation, to revise the Schedule of Performance regarding the purchase and development of Parcel 674-C & F, located on the southeast corner of Bush and Laguna Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 32-2001)

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing the Executive Director to enter into and execute a Tax Increment Grant Agreement with Chinatown Community Development Corporation, a California nonprofit public benefit corporation for an amount not to exceed \$180,000 for predevelopment activities associated with the Acquisition and Rehabilitation of The Namiki Apartments at 1776 Sutter Street; Western Addition A-2 Project Area.

Authorizing the Executive Director to enter into an Assignment and Assumption Agreement with Chinatown Community Development Corporation, a California nonprofit public benefit corporation, in conjunction with the purchase of land at 1776 Sutter Street; Western Addition A-2 Project Area (Resolution No. 33-2001)

Action Taken: _____

- (c) Workshop on the Agency's FY 2001/02 Budget

- (d) Informational workshop to present the proposed Open Space Program component of the proposed Bayview Hunters Point Redevelopment Plan to the Commission: Bayview Hunters Point Redevelopment Survey Area
5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: **ITEM (a) BELOW CONTINUED FROM FEBRUARY 13, 2000
COMMISSION MEETING**
- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code §54956.9(c), Conference with Legal Counsel regarding initiation of litigation: one potential case.
11. Adjournment
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REDEVELOPMENT AGENCY
of the
City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, February 27, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 9, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Presentation of the Agency's Audited financial Statements for Fiscal Year ending June 30,
2001
- (c) Approving the Agency's Proposed Budget for the period of July 1, 2001 through June 30, 2002 and Authorizing the Executive Director to submit the Budget to the Mayor's Office (Resolution No. 34-2001)

Action Taken: _____

- (d) Approving the Amended Block N2 Major Phase for part of the site bounded by King, Berry, Third and Fourth Streets in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 35-2001)

Action Taken: _____

- (e) Conditionally Approving the Combined Basic Concept and Schematic Design for the Mixed-Use Project on Parcel 1 of Block N2, bounded by King, Berry, Third and Fourth Streets, pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 36-2001)

Action Taken: _____

- (f) Consideration of a Request from the Agape Outreach Center, a California Nonprofit Organization, for a First Amendment to a Personal Services Contract in an amount not to exceed \$182,238.44, as part of the Affordable Housing Preservation Program. Citywide Tax Increment Housing Program

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
 - (a) Status of Parcel EE-2 Developer submission (Hunters Point)
9. Commissioners' Questions and Matters
10. Closed Session: **ITEM (a) BELOW CONTINUED FROM FEBRUARY 20, 2000 COMMISSION MEETING**
 - (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code §54956.9(c). Conference with Legal Counsel regarding initiation of litigation: one potential case.
 - (c) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association. Agency Designated Representatives: James Morales, Ora Williams.
 - (d) Pursuant to Government Code §54956.9(a): Conference with Legal Counsel regarding arbitration with regard to Placement of Employees (ARB. Case #00-0-378, Dept. of Industrial Relations). Parties: International Federation of Professional and Technical Engineers Local 21; Service Employees International Union Local 790; and San Francisco Redevelopment Employees Association.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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MAR - 1 2001

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Friday, March 2, 2001 • 4:30 p.m.

CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

Pursuant to Section 32 of the bylaws of the Redevelopment Agency, Notice is hereby given that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held at the offices of the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, 3rd Floor, San Francisco, California at 4:30 p.m. on Friday, March 2, 2001, for the purpose of holding a Closed Session Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association. Agency Designated Representatives: James Morales, Ora Williams, Chris Iglesias.



Erwin R. Tanjuquio
Agency Commission Secretary

NOTE: There will be public comment before the Commission convenes to Closed Session

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaqio, Commission Secretary



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A G E N D A

Tuesday, March 6, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of January 16, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Establishing a three-person committee of the Commission to review the Agency's Personnel Policy (Resolution No. 39-2001)

Action Taken: _____

- (c) Authorizing a First Amendment to the Disposition and Development Agreement ("DDA") with Habitat for Humanity San Francisco to revise the Performance Schedule for the development of two low income ownership units at Site FF-2, located at 1378 Oakdale Avenue; Hunters Point Redevelopment Project Area (Resolution No. 40-2001)

Action Taken: _____

- (d) Authorizing a Fourth Amendment to the Operating Agreement between Zeum and the Redevelopment Agency of the City and County of San Francisco which provides an advance of \$260,000 for facility security, operation and maintenance; Yerba Buena Center Redevelopment Project Area (Resolution No. 41-2001)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area.
Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code §54956.9(c), Conference with Legal Counsel regarding initiation of litigation: one potential case.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

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Michal Forrest Settles

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James B. Morales, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, March 13, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing Helen Sause, Deputy Executive Director, Program and Project Management, to travel to Washington D.C., March 16-21, 2001 to attend the NAHRO Committee and Board Meeting and the annual 2001 NAHRO Legislative Conference at a cost not to exceed \$1,350.00 (Resolution 42-2001)
- (b) Authorizing Elizabeth Colomello, Assistant Development Specialist, to attend the Fourth National HIV/AIDS Housing Conference in Denver, Colorado, from June 14 to 17, 2001 at a cost not to exceed \$1,477.50 (Resolution No. 43-2001)

Action Taken:_____

REGULAR AGENDA

- (c) Considering the Rescission of Resolution 34-2001 adopted on February 27, 2001, Approving the Agency's Proposed Budget for the period of July 1, 2001 through June 30, 2002 and Authorizing the Executive Director to submit the Budget to the Mayor's Office

Action Taken:_____

- (d) Authorizing a First Amendment to the Letter Agreement with the Mayor's Office of Community Development, which increases the Amount of Compensation by \$317,681 for administration of the Business Development Contract with San Francisco Renaissance; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 44-2001)

Action Taken:_____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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MAR 19 2001

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A G E N D A

Tuesday, March 20, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

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A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 23 and 30, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Conditionally Approving the Schematic Design for Parcel 1 of Block N3, which is located at King, Fourth, and Berry Streets in Mission Bay North, pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 45-2001)

Action Taken: _____

- (c) Authorizing the Executive Director to enter into a Third Amendment to the Personal Services Contract with Willie B. Kennedy in the amount of \$102,717, for an aggregate amount not to exceed \$393,262, and extend the time of performance to March 31, 2002 for Community Outreach Services for the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 46-2001)

Action Taken: _____

- (d) Authorizing the Executive Director to enter into a Third Amendment to the Personal Services Contract with Cassandra Tompkins in the amount of \$55,729, for an aggregate amount not to exceed \$213,365, and extend the Time of Performance to March 31, 2002, for administrative services for the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipayrd Redevelopment Project Area (Resolution No. 47-2001)

Action Taken: _____

- (e) Workshop on the Agency's Personnel Policy, Chapter I Position Classification, Chapter II Recruitment and Appointment, and Chapter III Probation.
5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area.
Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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MAR 26 2001

A G E N D A
Tuesday, March 27, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 6, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing the Executive Director to enter into a Personal Services Contract with the Filipino-American Development Foundation, a California non-profit public benefit corporation, Inc., in an amount not to exceed \$40,000, for the planning and development of The Bayanihan Community Center at the Delta Hotel located at 80-88 Sixth Street; South Of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 48-2001)

Action Taken: _____

- (c) Authorizing the Executive Director to Apply to the California Housing Finance Agency for \$2 million in Housing Enabled By Local Partnership (Help) funds; Mission Bay Redevelopment Project Areas. (Resolution No. 49-2001)

Action Taken: _____

- (d) Workshop on the Agency's Personnel Policy, Chapter IV Separations, Chapter V Hours of Work, and Chapter VI Leave.

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 - (a) Issuance of a Request for Proposals ("RFP") for the development of 988-922 Howard Street.
 9. Commissioners' Questions and Matters
 10. Closed Session: **ITEM (a) BELOW CONTINUED FROM MARCH 20, 2001.**
 - (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding land lease rental rates with Delancey Street Foundation, Site J, Assessor's Block 3790, Lot 1, Assessor's Block 3791, Lot 1 and a portion of Fremont Street, all bounded by The Embarcadero, Brannan and First Streets, Rincon Point – South Beach Redevelopment Project Area. Agency negotiators: Helen Sause, Amy Nechoes and Darby Kremers.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 3, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 13, 2001
- (b) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) to Revise the Commencement and Completion Dates for Rehabilitation Work to be Completed at Stinson House located at 119-121 Holly Park Circle (Resolution No. 50-2001)
- (c) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) to Revise the Commencement and Completion Dates for the Rehabilitation Work to be Completed at Precita House located at 416 Precita A & B (Resolution No. 51-2001)
- (d) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement to the Housing Services Affiliate of the Bernal Heights Neighborhood Center (HSA) to Revise the Commencement and Completion Dates for the Rehabilitation Work to be Completed at Hazel Betsey House located at 3554-Seventeenth Street (Resolution No. 52-2001)
- (e) Authorizing the Executive Director to enter into a Second Amendment to the Personal Services Contract with Emily Rogers to extend the Time of Completion from April 7, 2001 to June 30, 2001 and to Increase the Amount of Compensation by \$12,000, for an aggregate amount not to exceed \$106,000 for a twenty-six month period, for Secretarial/Coordinating Services for the Bayview Hunters Point Project Area Committee; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 53-2001)

Action Taken: _____

REGULAR AGENDA

- (f) Conditionally Approving the Schematic Design for Parcel 3 of Block N3a, a 100 unit residential project in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 54-2001)

Action Taken: _____

- (g) Authorizing the Executive Director to reenter Exclusive Negotiations with Asian, Inc., for the Disposition of an Agency owned parcel at 474 Natoma Street to develop affordable housing for first time homebuyers; South Of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 55-2001)

Action Taken: _____

- (h) Public Hearing to hear all persons interested in the disposition and development of 1009 Mission Street; South of Market Earthquake Recovery Redevelopment Project

Authorizing the Executive Director to execute a Disposition and Development Agreement with Habitat for Humanity for development of 1009 Mission Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 56-2001)

Action Taken: _____

- (j) Workshop on the Agency's Personnel Policy, Chapter VII Compensation, Chapter VIII Retirement, Insurance and Savings Programs.

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session: **ITEM (a) BELOW CONTINUED FROM MARCH 27, 2001.**

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (b) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association. Agency designated representatives: James B. Morales, Ora Williams and Chris Iglesias.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamontain

Ramon E. Romero

Michal Forest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanquaquo, Commission Secretary



Southeast Community Facility
Alex L. Pitcher Jr., Community Room
1800 Oakdale Avenue
San Francisco, CA 94124

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PLEASE NOTE CHANGE OF MEETING LOCATION

A G E N D A
Tuesday, April 10, 2000 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in the Alex L. Pitcher, Jr. Community Room, Southeast Community Facility, 1800 Oakdale Avenue, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. Accessible MUNI lines serving this location are: #15 Third, #23 Monterey, # 24 Divisadero, #44 O'Shaunessy, and #54 Williams. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking on the streets on Oakdale and Phelps and limited number of parking spaces in the parking lot behind the Southeast Community College Facility on Phelps Street.
4. The following services are available by calling Erwin R. Tanquaquo at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following meeting minutes can be made available by tape or alternative formats.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

- (a) Workshop on the status of the Bayview Hunters Point Revitalization Concept Plan and the proposed redevelopment plan
 - (b) Workshop on the status of the Hunters Point Shipyard negotiations and the Bayview Hunters Point Center for Arts and Technology (BAYCAT) project
 - (c) Workshop on the Agency's Budget Process
 - (d) Workshop on the Proposals submitted in response to the offering of Agency property for the development of low income first-time homeownership, Site EE-2; Hunters Point Redevelopment Project Area
 - (e) Workshop on the Agency's Personnel Policy, Chapter IX Employee's Responsibility and X Appeals.
-
5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Kathryn C. Palamountain
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Michal Foriest Settles
Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, April 17, 2001 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Matters of Unfinished Business:

ITEM (a) BELOW CONTINUED FROM THE MEETING OF APRIL 10, 2001

- (a) Workshop on the Agency's Personnel Policy, Chapter IX Employee's Responsibility and X Appeals.
-
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of February 20 and 27, 2001
- (b) Authorizing Olson Lee, Housing Program Manager, to attend the National Association of Local Finance Housing Agencies Spring Educational conference in San Diego California on April 26-28, 2001 at a cost not to exceed \$1,092.00 (Resolution No. 57-2001)
- (c) Authorizing a First Amendment to the Housing Opportunities for Persons With Aids (HOPWA) Capital Loan Agreement with Tenderloin Neighborhood Development Corporation, a California nonprofit corporation, to modify the construction commencement date in conjunction with rehabilitation of 134 extremely low income rental units at the Ambassador Hotel, 55 Mason Street, San Francisco (Resolution No. 58-2001)
- (d) Authorizing a First Amendment to the Community Development Block Grant Loan Agreement with GP/TODCO-A, a California nonprofit public benefit corporation, to Amend the Schedule of Performance for the Acquisition and Rehabilitation of the Delta Hotel, 80-88 Sixth Street; South Of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 59-2001)

- (e) Authorizing the Executive Director to Enter into 1) a First Amendment to the Mortgage Loan Regulatory Agreement with GGA 1820 Post, L.P., a California limited partnership, and Bank of America, N.A., a national banking association, as Bondholder Representative, to revise the Schedule of Performance and Schedule of Tax Credit Investor Disbursements, and 2) a First Supplemental Indenture to the Indenture of Trust to revise the Bond Redemption Schedule, both in connection with the Acquisition and Rehabilitation of the Golden Gate Apartments, 1820 Post Street, in the Western Addition A-2 Redevelopment Project Area; as part of the Agency's Affordable Housing Preservation Program (Resolution No. 60-2001)

Action Taken: _____

REGULAR AGENDA

- (f) Authorizing Execution of an Owner Participation Agreement with Esprit De Corp., a California corporation, for Parcel X4 pursuant to the Mission Bay South Redevelopment Plan; Mission Bay South Redevelopment Project Area (Resolution No.61-2001)

Action Taken: _____

- (g) Authorizing a First Amendment to the Disposition and Development Agreement ("DDA") with Site X Development Associates, LLC, to Extend the Schedule of Performance to April, 2003 and provide an additional \$450,000 in subsidy for the development of ten First-Time Homebuyer Low- and Moderate-Income units at Site X, located on Keith Street near Hudson Avenue; Hunters Point Redevelopment Project Area (Resolution No. 62-2001)

Action Taken: _____

- (h) Authorizing a First Amendment to the Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the Purchase and Development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 63-2001)

Action Taken: _____

- (i) Authorizing the Eighth Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., a California non-profit public benefit corporation, to increase the Grant of Tax Increment Funds by an amount not to exceed \$1,381,000, for a total grant of \$2,606,000, pertaining to the Acquisition, Rehabilitation and New Construction of a 54-Unit Senior Assisted Living Facility at 1881 Bush Street, the southeast corner of Bush and Laguna Streets (Parcel 674-C&F); Western Addition Redevelopment Project Area A-2 (Resolution No. 64-2001)

Action Taken: _____

- (j) Workshop on possible Amendment to the Agency's By-laws that would permit, as an Order of Business, the Agency Secretary to report on the Agency Commissioners' and Officers' disclosures of outside contacts as well as other relevant announcements.

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 - (a) Status of the development of the St. Regis Museum Tower on Parcel EB-2A, Yerba Buena Center Redevelopment Project Area
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
 - (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding land lease rental rates with Delancey Street Foundation, Site J, Assessor's Block 3790, Lot 1, Assessor's Block 3791, Lot 1 and a portion of Fremont Street, all bounded by The Embarcadero, Brannan and First Streets, Rincon Point – South Beach Redevelopment Project Area. Agency negotiators: Helen Sause, Amy Neches and Darby Kremers.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

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Ramon E. Romero

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

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- (a) Approval of Minutes: Meeting of March 6, 2001
- (b) Authorizing Attendance by Ricky Tijani, Senior Development Specialist, at the National Institute of Government Innovation's Forum on Business Improvement Districts in San Diego from June 18-19, 2001, at a cost not to exceed \$2,095 (Resolution No. 65-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Considering the request of the San Francisco Juneteenth Festival Committee ("Committee") for a Grant in an amount not to exceed \$75,000 to produce and manage the San Francisco 2001 Juneteenth Festival and Authorizing the Executive Director to enter into a Fiscal Agent Contract with Agape, Inc., a non-profit public benefit corporation, to serve as fiscal agent to the Committee; Western Addition A-2 Redevelopment Project Area (Resolution No. 66-2001)

Action Taken: _____

- (d) Conditionally Approving the Schematic Design for the proposed development located at 1009 Mission Street; South Of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 67-2001)

Action Taken: _____

- (e) Authorizing the Execution of Loan Agreements in an aggregate principal amount not to exceed \$45,000,000 relating to the Issuance of Tax allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, Approving the Official Statement relating to the Bonds, and Authorizing and Approving other matters properly relating thereto (Resolution No. 68-2001)

Action Taken: _____

AFTER THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:
 - (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding land lease rental rates with Delancey Street Foundation, Site J, Assessor's Block 3790, Lot 1, Assessor's Block 3791, Lot 1 and a portion of Fremont Street, all bounded by The Embarcadero, Brannan and First Streets, Rincon Point – South Beach Redevelopment Project Area. Agency negotiators: Helen Sause, Amy Neches and Darby Kremers.
 - (b) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association. Agency designated representatives: James B. Morales, Ora Williams and Chris Iglesias.
 - (c) Pursuant to California Government Code §54956.9, Conference with Legal Counsel regarding existing litigation. One existing case:
 - (1) Morly, N., et al vvs. BRE/Rincon, et al, San Francisco Superior Court – Case No. 319595 (Unlimited Jurisdiction)
11. Adjournment

City and County of San Francisco REDEVELOPMENT FINANCING AUTHORITY



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Authority Secretary



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NOTICE OF SPECIAL MEETING

Tuesday, April 24, 2001

CITY AND COUNTY OF SAN FRANCISCO REDEVELOPMENT FINANCING AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a Special Meeting on **Tuesday, April 24, 2001**, at the hour of 4:00 p.m., or as soon thereafter as the matter may be considered, in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102. The business to be transacted at this meeting consists of:

1. Election of Officers.
2. Resolution No. 1-2001, Authorizing the Issuance of a series of Tax Allocation Revenue bonds, in an initial aggregate principal amount not to exceed \$45,000,000, Approving forms of an Indenture of Trust, Loan Agreements and an Official Statement, Authorizing the competitive sale of the Bonds, and Authorizing and Approving other matters properly relating thereto

Action Taken: _____

3. Adjournment

Members of the public have a right to comment on the matter(s) described above either before or during consideration of the item.

Erwin R. Tanjuaquio
Financing Authority Secretary

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, May 1, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

THE DEVELOPER AND STAFF WILL RECOMMEND A CONTINUANCE FOR ITEM 3(a)

- (a) Authorizing a First Amendment to the Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the Purchase and Development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 63-2001)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of March 13 and 20, 2001
- (b) Authorizing Commissioner Michal Foriest Settles to attend the California Redevelopment Association's Redevelopment Institute Seminar in Anaheim California, on May 14-16, 2001 at a cost not to exceed \$1,900.00. (Resolution No. 69-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing the Executive Director to enter into a Standby Repayment Agreement whereby the Agency conditionally guarantees to 4445-3rd Street Associates, a California Limited Partnership, a portion of the Section 8 Contract rents for 15 years in conjunction with the construction of 30 very low income rental units at 4445-3rd Street in an amount into to exceed \$1,125,000; Citywide Tax Increment Housing Program (Resolution No. 70-2001)

Action Taken: _____

- (d) Adopting Environmental Findings pursuant to the California Environmental Quality Act and Approving a Memorandum of Understanding with the Municipal Transportation Agency and the Port of San Francisco for the Development of a Substation on Parcel P24 to serve the Third Street Light Rail Project; Mission Bay South Redevelopment Project Area (Resolution No. 71-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters

10. Closed Session: **ITEMS (b) and (d) CONTINUED FROM APRIL 24, 2001**

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding land lease rental rates with Delancey Street Foundation, Site J, Assessor's Block 3790, Lot 1, Assessor's Block 3791, Lot 1 and a portion of Fremont Street, all bounded by The Embarcadero, Brannan and First Streets, Rincon Point – South Beach Redevelopment Project Area. Agency negotiators: Helen Sause, Amy Neches and Darby Kremers.
- (c) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association. Agency designated representatives: James B. Morales, Ora Williams and Chris Iglesias.

11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamontain

Ramon E. Romero

Michal Foriest Settles

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MAY - 7 2001

A G E N D A

Tuesday, May 8, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of March 27 and April 3, 2001
- (b) Authorizing Commissioner Mark Dunlop to attend the Fourth National HIV/AIDS Housing Conference in Denver Colorado, on June 14-17, 2001 at a cost not to exceed \$1,600.00.
(Resolution No. 72-2001)

Action Taken:_____

REGULAR AGENDA

- (c) Amending Authorization of Redevelopment Plan Adoption Services Panel to (1) Revise Scope to include Preparation of Documents related to Adoption of the Transbay Redevelopment Plan and Amendment of the Western Addition A-2 Redevelopment Plan; (2) Extend the Term of the Panel to December, 2002; and (3) Increase the total amount of funds authorized for Consultant Services by \$500,000 for a total aggregate amount not to exceed \$1,350,000 (Resolution No. 73-2001)

Action Taken:_____

- (d) Authorizing a Second Amendment to a Personal Services Contract with Environmental Science Associates, a California corporation, for Environmental Review Services, to Revise the Scope of Services regarding the Rezoning of a portion of the Transbay Redevelopment Survey Area, Extending the Time of Performance and Delegating Supervision of Consultant to the Planning Department of the City and County of San Francisco; Transbay Redevelopment Survey Area. (Resolution No. 74-2001)

Action Taken:_____

- (e) Authorizing Fourth Amendment to Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$549,068 for a total amount of \$874,178 to provide Final Design Plans, Specifications, Cost Estimates, Engineering Support, and Construction Management Services for the 6th Street Corridor Improvement Project and to extend the Time of Completion to December 31, 2002; South Of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 75-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:

ITEMS (a) and (b) CONTINUED FROM MAY 1, 2001.

- (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with San Francisco Redevelopment Employees Association. Agency designated representatives: James B. Morales, Ora Williams and Chris Iglesias.
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiator with respect to terms of payment regarding ground lease with Fillmore Renaissance Associates LLP, Parcel 732-A; Western Addition A-2 Redevelopment Project Area. Agency negotiators: Shirley Wysinger, Darby Kremers and Ricky Tijani.
- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment for the California College of Podiatric Medicine located at 1770 Eddy Street, Parcels 729-A, 729-A(1) and 729-B, Western Addition Redevelopment Project Area A-2. Agency negotiators: Isabella Wong, Darby Kremers and Shirley Wysinger.
- (d) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding litigation: Emeric-Goodman Associates v. Redevelopment Agency of the City and County of San Francisco.
- (e) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding litigation: Redevelopment Agency of the City and County of San Francisco v. San Francisco Unified School District, et al..
- (f) Pursuant to Government Code §54956.9(c), Conference with Legal Counsel regarding initiation of litigation: two potential cases.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forrest Settles

Darshan Singh

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A G E N D A

Tuesday, May 15, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
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A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of April 10 and 17, 2001
- (b) Authorizing a First Amendment to the Office Lease with Mercy Charities Housing California, a California non-profit corporation, dated August 10, 1998, to modify the Renewal Option Provisions and Initial Term Expiration date of the Lease for the Project Area Committee office space located at 1035 Folsom Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 76-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Tax Increment Regulatory and Grant Agreement in an amount not to exceed \$2,579,148 to Providence Foundation of San Francisco, a California non-profit public benefit corporation, for the Development of 58 units of affordable senior rental housing; Citywide Tax Increment Program (Resolution No. 77-2001)

Action Taken: _____

- (d) Expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Mortgage Revenue Bonds in one or more series in an amount not to exceed \$7,500,000 to Finance the Acquisition and Renovation of Residential Facilities at Namiki Apartments, 1776 Sutter Street, all as part of the Agency's Housing Preservation Program; Western Addition Redevelopment Project Area A-2 (Resolution No. 78-2001)

Action Taken: _____

- (e) Authorizing the Executive Director to Enter into a Standby Payment Agreement with Chinatown Community Development Center to Guarantee the payment of certain Mortgage Revenue Bonds in an amount not to exceed \$3,100,000; and related documents to enable the Acquisition and Renovation of the Namiki Apartments at 1776 Sutter Street, all as part of the Agency's Housing Preservation Program, Western Addition Redevelopment Project Area A-2 (Resolution No. 79-2001)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with unrepresented employees: Deputy Executive Director, Program and Project Management; Deputy Executive Director, Finance and Administration; Agency General Counsel; and Human Resources Manager. Agency designated representative: James B. Morales
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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Tuesday, May 22, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM MAY 1, 2001

- (a) Authorizing a First Amendment to the Disposition and Development Agreement with Van Ness Care Center, Inc., a California corporation, for the Purchase and Development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 63-2001)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of April 24 and May 1, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Approving Memorandum of Agreement with the San Francisco Redevelopment Employee Association regarding Conditions of Employment for Managerial/Supervisory Bargaining Unit (Resolution No. 80-2001)

Action Taken: _____

- (c) Amending Salary Resolution No. 139-2000 to Revise the Compensation for certain represented Managerial/Supervisory Classifications retroactive to July 1, 2000 (Resolution No. 81-2001)

Action Taken: _____

- (d) Adopting a Policy on Transfer of Development Rights and Application of City Planning Code Section 128 to redevelopment project areas that contain property with an underlying C-3 District designation; Rincon Point-South Beach Redevelopment Project Area and Yerba Buena Center Redevelopment Project Area (Resolution No. 82-2001)

Action Taken: _____

- (e) Expressing the Redevelopment Agency's Support of a Proposed Amendment to City Planning Code Section 128 and to a Related General Plan provision to enable the use of Transferable Development Rights originating from a Transfer Lot in the Yerba Buena Center Redevelopment Project Area located in a C-3-R or C-3-O (SD) District for use on a Development Lot in a C-3-O District; Yerba Buena Center Redevelopment Project Area (Resolution No. 83-2001)

Action Taken: _____

- (f) Authorizing a Second Amendment to the Amended Owner Participation Agreement with the Roman Catholic Archbishop of San Francisco, a California corporation sole, concerning the St. Patrick's Church, located on lots 14 and 68 of Assessor's Block 3706, on the north side of Mission Street between Third and Fourth Streets, and Authorizing the Transfer of Transferable Development Rights from Lot 68; Yerba Buena Center Redevelopment Project Area (Resolution No. 84-2001)

Action Taken: _____

- (g) Authorizing a Second Amendment to the Agreement for Disposition of Land and Improvements for private rehabilitation with the Ronald H. and Barbara Kaufman Revocable Trust concerning the Certification of Transferable Development Rights from the property known as the Planter's Hotel, lot 8 of Assessor's Block 3735 (Parcel 3735-C), located on the northwest corner of Folsom and Second Streets, for donation to the Jewish Museum San Francisco, a California non-profit public benefit corporation; Yerba Buena Center Redevelopment Project Area (Resolution No. 85-2001)

Action Taken: _____

- (h) Authorizing a Third Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, L.P., a California limited partnership, to revise the development schedule and development program for the Jessie Square Parcel, the Jessie Square Garage, the Jewish Museum Parcel, the Mexican Museum Parcel CB-1, the Argent Hotel Parcel owned by L-O SOMA Holdings, Inc., and the St. Patrick's Church Parcel, all located on Central Block One, bounded by Market, Mission, Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 86-2001)

Action Taken: _____

- (i) Authorizing the Sixth Amendment to the Agreement for Disposition of Land for Private Development with The Mexican Museum, a California Non-Profit Public Benefit Corporation, that Revises the Development Requirements and Schedule for Construction of a Museum Building on Parcel CB-1-MM, Located on the North Side of Mission Street Between Third and Fourth Streets, to be Leased to The Mexican Museum; Yerba Buena Center Redevelopment Project Area (Resolution No. 87-2001)

Action Taken: _____

- (j) Authorizing a Fifth Amendment to the Disposition and Development Agreement with The Jewish Museum San Francisco, a California Non-Profit Public Benefit Corporation, Regarding the Purchase and Development of the Jessie Street Substation Parcel CB-1-JSS, Located on Central Block One, Bounded By Market, Mission, Third and Fourth Streets, to Revise the Performance Schedule, the Development Program and Other Terms and Conditions of the Agreement; Yerba Buena Center Redevelopment Project Area (Resolution No. 88-2001)

Action Taken: _____

- (k) Authorizing the Third Amendment to the Agreement for Disposition of Land for Private Development with L-O Soma Holding, Inc., a Delaware Corporation, DBA The Argent Hotel, Pertaining to Additional Development of The Argent Hotel's Facilities on Parcels 3706-H, 3706-H(1), 3706-H(2A) and 3706-H(2B), Located at the Southwest Corner of Third and Stevenson Streets and Providing for the Grant of Easements Necessary for Construction and Operation of an Underground Parking Garage Beneath Jessie Square; Yerba Buena Center Redevelopment Project Area (Resolution No. 89-2001)

Action Taken: _____

- (l) Authorizing a Predevelopment Grant Agreement with Martin Luther King - Marcus Garvey Square Cooperative Apartments, Incorporated, a California mutual benefit nonprofit corporation, in an amount not to exceed \$45,000 in conjunction with a Capital Needs Assessment of 211 units of low-income cooperative housing; 1680 Eddy Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 90-2001)

Action Taken: _____

- (m) Conditionally Approving the Basic Concept Design for Parcel 3 of Block N4a in the Mission Bay North Redevelopment Project Area pursuant to the Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 91-2001)

Action Taken: _____

- (n) Conditionally Approving the Schematic Design for Parcel 2 of Block N3, located at the corner of King, Fifth and Berry Streets in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 92-2001)

Action Taken: _____

ITEMS 4 (o) and (p) WILL NOT BE HEAD PRIOR TO 5:00 P.M.

- (o) Authorizing the Execution of a First Amendment to the Personal Services Contract with the Private Industry Council (PIC) in an amount not to exceed \$544,564 for a total aggregate amount of \$3,325,095 to increase the Contract with Mission Hiring Hall's South of Market Employment Center (SOMEC) to provide ongoing Employment Development Services related to the staffing of the Four Seasons Hotel, Sports Club, Parking Garage and other venues related to Central Block-1 (CB-1) and other YBC developments; Yerba Buena Center Redevelopment Project Area (Resolution No. 93-2001)

Action Taken:_____

- (p) Authorizing the Executive Director to Execute a Personal Services Contract with EDAW Inc. in an amount not to exceed \$1,237,965 for Architecture and Engineering Services for the South Beach Park and Harbor Improvement Project, and Authorizing the Executive Director to expend up to an additional \$25,000 for additional services under the Contract; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 94-2001)

Action Taken:_____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:

CONTINUED FROM MAY 15, 2001

- (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with unrepresented employees: Deputy Executive Director, Program and Project Management; Deputy Executive Director, Finance and Administration; Agency General Counsel; and Human Resources Manager. Agency designated representative: James B. Morales
11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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MAY 25 2001 ✓

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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON

MAY 29, 2001

THE NEXT REGULAR MEETING WILL BE HELD ON

JUNE 5, 2001

R35

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

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Darshan Singh

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JUN - 4 2001 FAX 5/31

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A G E N D A

Tuesday, June 5, 2001 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of May 8 and 15, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing the Executive Director to enter into a Housing Opportunities for Persons with AIDS Program Capital Loan Agreement in an amount not to exceed \$883,332 with West Hotel SRO, Inc. to fund the rehabilitation of 10 units for persons with HIV/AIDS in the West Hotel, 141-145 Eddy Street; Housing Opportunities for Persons with AIDS Program (Resolution No. 95-2001)

Action Taken: _____

- (c) Authorizing the Executive Director to Expend an amount not to exceed \$190,000 as an advance of funds pursuant to the Agency's Deed of Trust to protect the Agency's secured interest in the Jordan Apartments, 820 O'Farrell Street; Agency Citywide Tax Increment Affordable Housing Program (Resolution No. 96-2001)

Action Taken: _____

- (d) Authorizing a Housing Opportunities for Persons with AIDS Rental Assistance Agreement in an amount not to exceed \$30,711 with the San Francisco AIDS Foundation for its Emergency Housing Program (Resolution No. 97-2001)

Action Taken: _____

- (e) Authorizing the Executive Director to Execute the following documents with Mercy Properties California, a California nonprofit public benefit corporation, in connection with the rehabilitation and operation of 151 units of very low income rental housing at Marlton Manor, 240 Jones Street: 1) a First Amendment to the Tax Increment Loan Agreement extends the loan payment term to 55 years for a previously provided loan in an amount not to exceed \$1,335,105; and 2) a Standby Payment Agreement with Mercy Properties California and the Marlton Manor permanent lender; Housing and Preservation and Citywide Tax Increment Housing Programs (Resolution No. 98-2001)

Action Taken: _____

- (f) Authorizing the Executive Director to Execute the following documents with Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation ("TNDC"), pertaining to the rehabilitation and operation of 179 units of housing for very low income persons at the Alexander Residence, 230 Eddy Street: 1) a Housing Opportunities for Persons with AIDS Capital Loan Agreement in the amount not to exceed \$565,000 to enable 18 units of rental housing for very low income persons with disabling HIV/AIDS; and 2) a Standby Payment Agreement with TNDC and the Alexander permanent lender in an amount not to exceed \$4 million to guarantee a 15-year loan underwritten with Section 8 rent subsidies; the Agency's Housing and Preservation and Citywide Tax Increment Housing Programs (Resolution No. 99-2001)

Action Taken: _____

- (g) Authorizing the Executive Director to Enter into Exclusive Negotiations with Habitat/EM Johnson Interest, Inc. for the disposition of Parcel EE-2, located at Whitney Young Circle and Hudson Avenue to develop affordable housing for first time homebuyers; Hunters Point Redevelopment Project Area (Resolution No. 100-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters

10. Closed Session:

ITEM 10 (b) CONTINUED FROM MAY 22, 2001

- (a) Pursuant to Government Code §54956.9(a): Conference with Legal Counsel regarding arbitration with regard to Placement of Employees (ARB. Case #00-0-378, Dept. of Industrial Relations). Parties: International Federation of Professional and Technical Engineers Local 21; Service Employees International Union Local 790; and San Francisco Redevelopment Employees Association.
- (b) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with unrepresented employees: Deputy Executive Director, Program and Project Management; Deputy Executive Director, Finance and Administration; Agency General Counsel; and Human Resources Manager. Agency designated representative: James B. Morales

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, June 12, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

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- (a) Approval of Minutes: Meetings of May 22 and June 5, 2001
- (b) Authorizing the Purchase of a new IBM iSeries 400 Model 820 from International Business Machines Corporation in an amount not to exceed \$46,000 (Resolution No. 101-2001)
- (c) Authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing for a total amount of \$118,195 extending the agreement term through June 30, 2002 (Resolution No. 102-2001)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing the Issuance of Revenue Bonds of the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Mission Bay North Public Improvements) in an amount not to exceed \$17,000,000, Authorizing the execution of an Indenture of Trust, and other related documents and actions; Mission Bay North Redevelopment Project Area (Resolution No. 103-2001)

Action Taken: _____

- (e) Authorizing the Issuance of Special Tax Bonds of the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 6 (Mission Bay South Public Improvements) in an amount not to exceed \$54,000,000, Authorizing the execution of a Fiscal Agent Agreement and other related documents and actions; Mission Bay South Redevelopment Project Area (Resolution No. 104-2001)

Action Taken: _____

- (f) Authorizing the Executive Director to Re-Enter Exclusive Negotiations with Asian, Inc., for the disposition of an Agency owned parcel at 474 Natoma Street to develop Affordable Housing for first time homebuyers; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 105-2001)

Action Taken: _____

- (g) Authorizing a Master Services Agreement with the Planning Department of the City and County of San Francisco in an amount not to exceed \$596,148 for work related to Redevelopment Project Areas and Survey Areas for Fiscal Years 2000-2003 (Resolution No. 106-2001)

Action Taken: _____

- (h) Authorizing the Termination of the Agreement for disposition of land for private development with Fillmore Renaissance Associates, L.P., a California limited partnership; in connection with the development of Parcel 732-A located on the northeast corner of Fillmore and Eddy Streets; Western Addition Approved Redevelopment Project Area A-2 (Resolution No. 107-2001)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

- (a) Status Report on developer submissions to the RFP for the Plaza Hotel site in the South of Market

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to California Government Code §54956.9, Conference with Legal Counsel regarding existing litigation. Three existing cases:
- (1) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct.-Limited, Case No. 176632); and
- (2) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct.-Unlimited, Case No. 310861)
- (3) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans, Terry Johns, and Pier 40 Harbor Grill (SF Superior Ct.-Unlimited, Case No. 321215);

11. Adjournment

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, June 19, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

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SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION-OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 12, 2001
- (b) Authorizing a First Amendment to the Owner Participation Agreement with GAIA Properties, LLC, a California limited liability company, to Approve a change in ownership, Revise the Schedule of Performance and to Comply with the current Equal Opportunity Program for the three story office building property located at 679 McAllister Street, Assessor's Block 785, Lot 39; Western Addition Redevelopment Project Area A-2 (Resolution No. 108-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Workshop on the Housing Opportunity for Persons with AIDS program

Items 4 (d) – 4 (h) are related to the Agency's Annual HOPWA Funding of Licensed Residential Care Facilities for the Chronically Ill

- (d) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$1,450,020, from July 1, 2001 through June 30, 2002, with Catholic Charities of the Archdiocese of San Francisco for the Leland House at 141 Leland Avenue to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 109-2001)

Action Taken: _____

- (e) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$710,252, from July 1, 2001 through June 30, 2002, with Catholic Charities of the Archdiocese of San Francisco for the Peter Claver community facility located at 1340 Golden Gate Avenue to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 110-2001)

Action Taken: _____

- (f) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$348,144 from July 1, 2001 through June 30, 2002, with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street to provide housing and 24-hour care and supervision to youth living with HIV/AIDS (Resolution No. 111-2001)

Action Taken: _____

- (g) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$492,167, from July 1, 2001 through June 30, 2002, with Maitri for its Residential Care Facility located at 401 Duboce Street to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 112-2001)

Action Taken: _____

- (h) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$479,350 from July 1, 2001 through June 30, 2002 with Dolores Street Community Services for the Richard M. Cohen Residence, a Residential Care Facility located at 220 Dolores Street, to provide housing and 24-hour care and supervision to people living with HIV/AIDS (Resolution No. 113-2001)

Action Taken: _____

- (i) Conditionally Approving the Basic Concept Design for the J. David Gladstone Institutes on Parcel 2 of Blocks 41-43 in Mission Bay South pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 114-2001)

Action Taken: _____

- (j) Authorizing a Third Amendment to the Housing Plan for the Rincon Center Apartments, 88 Howard Street, with BRE/Rincon, LLC as Successor in Interest to Rincon Center Associates, a California limited partnership; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 115-2001)

Action Taken: _____

- 5.** Matters not appearing on Agenda
 - 6.** Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 - 7.** Report of the President
 - 8.** Report of the Executive Director:
 - (a)** Issuance of RFQ for a Strategic Facilities Management Consultant, Yerba Buena Center
 - 9.** Commissioners' Questions and Matters
 - 10.** Closed Session:
 - 11.** Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, June 26, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM JUNE 19, 2001

- (a) Authorizing a Third Amendment to the Housing Plan for the Rincon Center Apartments, 88 Howard Street, with BRE/Rincon, LLC as Successor in Interest to Rincon Center Associates, a California limited partnership; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 115-2001)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
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WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
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A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 19, 2001
- (b) Authorizing the Execution of a First Amendment to the Personal Services Contract with KPMG LLP (KPMG) and Williams, Adley & Company LLP (WA), a Joint Venture, to Provide Accounting Services for the Implementation of GASB 34 and to Increase the Contract Amount by \$70,000 from \$205,500 to \$275,500 (Resolution No. 116-2001)
- (c) Authorizing a Contract with JD Edwards & Company, a Delaware corporation, for upgrade of the Oneworld Accounting Software at a cost not to exceed \$230,000 (Resolution No. 117-2001)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit corporation, for the HOPWA Partial Rent Subsidy Program for July 1, 2001 to June 30, 2004, in an amount not to exceed \$1,918,573 (Resolution No. 118-2001)

Action Taken: _____

- (e) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement in an amount not to exceed \$312,167 for July 1, 2001 to June 30, 2002, with Catholic Charities of the Archdiocese of San Francisco, a California nonprofit corporation, for the HIV Housing Assistance Program (Resolution No. 119-2001)

Action Taken: _____

- (f) Authorizing a Housing Opportunities for Persons With AIDS ("HOPWA") Rental Subsidy Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an amount not to exceed \$3,003,449 for July 1, 2001 to June 30, 2002 (Resolution No. 120-2001)

Action Taken: _____

- (g) Authorizing a Housing Opportunities for Persons With AIDS (HOPWA) Personal Services Contract in an amount not to exceed \$50,000 with the Public Health Institute for evaluation of the HOPWA Special Projects of National Significance Funded Second Start Program from July 1, 2001 through June 30, 2004 (Resolution No. 121-2001)

Action Taken: _____

- (h) Authorizing a Housing Opportunities for Persons With AIDS Fiscal Agent Agreement in an amount not to exceed \$694,800 with the County of Marin from July 1, 2001 to June 30, 2002 (Resolution No. 122-2001)

Action Taken: _____

- (i) Authorizing a Housing Opportunities for Persons With AIDS Fiscal Agent Agreement in an amount not to exceed \$731,100 with the County of San Mateo from July 1, 2001 to June 30, 2002 (Resolution No. 123-2001)

Action Taken: _____

- (j) Authorizing a Personal Services Contract in an amount not to exceed \$300,000 and an additional \$7,420 in moving expenses with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, for Housing Counseling and Development Services in all Redevelopment Project and Survey Areas from July 1, 2001 to June 30, 2002 (Resolution No. 124-2001)

Action Taken: _____

- (k) Approving a Fiscal Year 2001-2002 Budget for the South of Market Project Area Committee in an amount not to exceed \$169,770 and Authorizing a Third Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, a California non-profit public benefit corporation, to increase the maximum amount payable from \$353,638 to \$504,183; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 125-2001)

Action Taken:

- (l) Authorizing a Personal Services Contract with Safe-On-Sixth, a California non-profit corporation, in an amount not to exceed \$27,000 to provide litter and graffiti control services for Sixth Street and adjacent streets from July 1, 2001 to December 31, 2001; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 126-2001)

Action Taken:

- (m) Workshop on the Conceptual Design of the GSA Building; Federal Office Building Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiator with respect to terms of payment for the California College of Podiatric Medicine located at 1770 Eddy Street, Parcels 729-A, 729-A(1) and 729-B, Western Addition Redevelopment Project Area A-2. Agency negotiators: Isabella Wong, Darby Kremers and Shirley Wysinger.
- (b) Pursuant to Government Code §54956.9(b)(1), Conference with Legal Counsel regarding anticipated litigation: one potential case.
- (c) Pursuant to Government Code 5496.8 to instruct the Agency's property negotiators with respect to price and terms of payment. The property is the Henry Hotel located at 106-112 6th Street, Assessor Block No. 3726, Lot 063; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Brandt Nicholson, Trustee of the Patel Trust. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney, Al Luis, Sean Spear and Vanessa Dandridge.
- (d) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of professional and Technical engineers Local 21 (IFPTE Local 21). Agency designated representatives: James B. Morales, Bertha Ontiveros, Ora Williams and Chris Iglesias.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President
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Kathryn C. Palamontain
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Tuesday, July 3, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
 2. Closed Session:
 - (a) Pursuant to Government Code § 54957 and §54957.6, Appointment and Employment of Public Employee and Instructing the Agency's designated representative regarding Compensation for Unrepresented Employee: Executive Director. Agency Designated Representative: Agency Commission
 3. Report on actions taken at previous Closed Session meeting, if any.
 4. Matters of Unfinished Business:
 5. Matters of New Business:
 - (a) Authorizing Execution of an Employment Agreement with Marcia Rosen for the position of Executive Director of the Redevelopment Agency of the City and County of San Francisco effective July 9, 2001 (Resolution No. 127-2001)
- Action Taken:** _____
-
6. Matters not appearing on Agenda
 7. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 8. Report of the President
 9. Report of the Executive Director:
 10. Commissioners' Questions and Matters
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

James B. Morales, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, July 10, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

-
1. Recognition of a Quorum
 2. Report on actions taken at previous Closed Session meeting, if any.
 3. Closed Session:

CLOSED SESSION ITEMS (OR CONTINUED FROM JULY 3, 2001)

- (a) Pursuant to Government Code § 54957 and §54957.6, Appointment and Employment of Public Employee and Instructing the Agency's designated representative regarding Compensation for Unrepresented Employee: Executive Director. Agency Designated Representative: Agency Commission
4. Matters of Unfinished Business:

CONTINUED FROM THE MEETING OF JULY 3, 2001

- (a) Authorizing Execution of an Employment Agreement with Marcia Rosen for the position of Executive Director of the Redevelopment Agency of the City and County of San Francisco effective July 9, 2001 (Resolution No. 127-2001)

Action Taken: _____

CONTINUED FROM THE MEETINGS OF MAY 22 AND JULY 3, 2001

- (b) Authorizing the Executive Director to Execute a Personal Services Contract with EDAW Inc. in an amount not to exceed \$1,237,965 for Architecture and Engineering Services for the South Beach Park and Harbor Improvement Project, and Authorizing the Executive Director to expend up to an additional \$25,000 for additional services under the Contract; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 94-2001)

Action Taken: _____

5. Matters of New Business:

REGULAR AGENDA

- (a) Commending and Expressing Appreciation to James B. Morales for his dedicated service upon his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 128-2001)

Action Taken: _____

- (b) Public Hearing to hear all persons interested in the Lease of Land located at 720 La Playa Street; Authorizing a Ground Lease with Ocean Beach Apartments, L.P., for the Agency's interest in the land at 720 La Playa Street; all as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program

Authorizing the Executive Director to: 1) Execute a Ground Lease with Ocean Beach Apartments, L.P., for the land at 720 La Playa Street; 2) Enter into a Tax Increment Loan Agreement with Ocean Beach Apartments, L.P., a California limited partnership, for an amount not to exceed \$453,125 for the acquisition and rehabilitation of 85 units of very low income housing at 720 La Playa Street, the Ocean Beach Apartments; and 3) Execute all related actions and documents to enable the acquisition and renovation of the Ocean Beach Apartments, 85 units of very low income housing, all as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program
(Resolution No. 129-2001)

Action Taken: _____

- (c) Resolution of the Redevelopment Agency of the City and County of San Francisco Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series A in an aggregate amount not to exceed \$6,200,000; Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series B in an aggregate amount not to exceed \$2,900,000; Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series C1 in an aggregate amount not to exceed \$1,600,000; Taxable Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series C2 in an aggregate amount not to exceed \$2,500,000; Taxable Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series D in an aggregate amount not to exceed \$1,800,000; Determining and Prescribing certain matters relating thereto, and Approving and Authorizing related actions and the Execution and Delivery of documents relating thereto
(Resolution No. 130-2001)

Action Taken: _____

6. Matters not appearing on Agenda
7. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
8. Report of the President
9. Report of the Executive Director:
10. Commissioners' Questions and Matters
11. Closed Session:
 - (a) Pursuant to Government Code §54956.9(c), Conference with Legal Counsel regarding initiation of litigation: one potential case.
12. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

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A G E N D A

Tuesday, July 17, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

07-16-01A10:27 RCV

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Meeting of June 26 2001
- (b) Authorizing a Second Amendment to the Amended and Restated Housing Opportunities for Persons With AIDS Capital Loan Agreement with the Housing Services Affiliate of the Bernal Heights Neighborhood Center to Revise the Commencement and Completion dates for rehabilitation work to be completed at Stinson House located at 119-121 Holly Park Circle, San Francisco (Resolution No. 129-2001)
- (c) Authorizing a Second Amendment to the Amended and Restated Housing Opportunities for Persons With AIDS Capital Loan Agreement with the Housing Services Affiliate of the Bernal Heights Neighborhood Center to Revise the Commencement and Completion dates for the rehabilitation work to be completed at the Hazel Betsy House located at 3554 17th Street, San Francisco (Resolution No. 130-2001)
- (d) Authorizing a Second Amendment to the Amended and Restated Housing Opportunities for Persons With AIDS Capital Loan Agreement with the Housing Services Affiliate of the Bernal Heights Neighborhood Center to Revise the Commencement and Completion dates for the rehabilitation work to be completed at Precita House located at 416 Precita Avenue, units A and B, San Francisco (Resolution No. 131-2001)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing a Revision to the Basement and Sidewalk Enhancement Program to provide Grants to Sixth Street Property Owners for Engineering Services for improved sidewalks along Sixth Street, South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 132-2001)

Action Taken: _____

- (f) Authorizing a Second Amendment to the Letter Agreement with the Mayor's Office of Community Development, which increases the amount of compensation by \$21,000 for entering into and administering the business development contract with South of Market Foundation, a California non-profit public benefit corporation; South of Market Earthquake Recovery Redevelopment Area (Resolution No. 133-2001)

Action Taken: _____

- (g) Authorizing the Executive Director to Exercise the Extension Option for the South of Market Project Area Committee Office Lease for three years with Mercy Housing California, a California non-profit corporation, located at 1035 Folsom Street and Expend up to \$76,529 for all three years for rent and related expenses; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 134-2001)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code Section 54956.9(b)(3)(B): Conference with Legal Counsel regarding Yerba Buena Gardens (CB-3) construction contract dispute.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamontain

Ramon E. Romero

Michal Forest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, July 24, 2001 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of July 3, 10, and 17, 2001
- (b) Authorizing a Seventh Amendment to the Letter Agreement with the Treasure Island Development Authority, Increasing the amount of the Agreement by \$26,000 for a total contract amount of \$233,250 and extending the term to December 31, 2001 (Resolution No. 135-2001)
- (c) Authorizing a Second Amendment to the Housing Opportunities for Persons With AIDS (HOPWA) Capital Loan Agreement with Tenderloin Neighborhood Development Corporation, a California nonprofit corporation, to modify the construction commencement date in conjunction with rehabilitation of 134 extremely low income rental units at the Ambassador Hotel, 55 Mason Street, San Francisco (Resolution No. 136-2001)

Action Taken: _____

REGULAR AGENDA

- (d) Public Hearing to hear all persons interested in the Lease of Land located at 720 La Playa Street

Authorizing the Executive Director to: 1) Execute a Ground Lease with Ocean Beach Apartments, L.P., a California limited partnership, for the land at 720 La Playa Street; 2) Enter into a Tax Increment Loan Agreement with Ocean Beach Apartments, L.P., a California limited partnership, for an amount not to exceed \$453,125 for the acquisition and rehabilitation of 85 units of very low income housing at 720 La Playa Street, the Ocean Beach Apartments; and 3) Execute all related actions and documents to enable the acquisition and renovation of the Ocean Beach Apartments, 85 units of very low income housing, all as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing Program (Resolution No. 137-2001)

Action Taken: _____

- (e) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series A in an aggregate amount not to exceed \$6,200,000; Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series B in an aggregate amount not to exceed \$2,900,000; Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series C1 in an aggregate amount not to exceed \$1,600,000; Taxable Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series C2 in an aggregate amount not to exceed \$2,500,000; Taxable Multifamily Housing Revenue Bonds (Ocean Beach Apartments) 2001 Series D in an aggregate amount not to exceed \$1,800,000; Approving and Authorizing related actions and the Execution and Delivery of documents relating thereto (Resolution No. 138-2001)

Action Taken: _____

- (f) Public hearing to hear all persons interested in the sale of land located at 474 Natoma Street

Authorizing a Disposition and Development Agreement with Asian, Inc., a California non-profit public benefit corporation, for the Disposition of the Agency owned parcel at 474 Natoma Street for development of 29 units of housing for low and moderate income first time homebuyers; South of Market Earthquake Recovery Project Area; Citywide Tax Increment Housing Program (Resolution No. 139-2001)

Action Taken: _____

- (g) Authorizing the Execution of a Tax Increment Loan Agreement with Asian, Inc., a California non-profit public benefit corporation, in the amount of \$5,729,674 for the Acquisition and Development of 29 units of low and moderate first-time homebuyer units at 474 Natoma Street, South of Market Earthquake Recovery Project Area; Citywide Tax Increment Housing Program (Resolution No. 140-2001)

Action Taken: _____

- (h) Approving the Fiscal Year 2001-2002 Budget request in an amount not to exceed \$130,148 for staff and operational expenses of the Bayview Hunters Point Project Area Committee, subject to approval of the Agency's Fiscal Year 2001-2002 Budget by the Board of Supervisors; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 141-2001)

Action Taken: _____

- (i) Authorizing the Executive Director to Enter into a Third Amendment to the Personal Services Contract with Emily Rogers to Extend the time of completion from June 30, 2001 to June 30, 2002 and Increase the amount of compensation by \$54,600, for an aggregate amount not to exceed \$158,600, for secretarial/coordinating services for the Bayview Hunters Point Project Area Committee, subject to approval of the Agency's Fiscal Year 2001-2002 Budget by the Board of Supervisors; Bayview Hunters Point Redevelopment Survey Area (Resolution No. 142-2001)

Action Taken: _____

- (j) Authorizing a Second Amendment to the Owner Participation Agreement dated September 27, 1994, with the Roman Catholic Welfare Corporation, a California nonprofit religious corporation, to Revise the performance schedules for phases 2, 3, and 4 and to Revise the scope of work for phase 4, for the development of block 737, lots 01, 14, and 16, Western Addition Redevelopment Project Area A-2 (Resolution No. 143-2001)

Action Taken: _____

- (k) Conditionally Approving the Schematic Design for the Development, phases 2 and 3 of the development of block 737, lots 01, 14, and 16 by the Roman Catholic Welfare Corporation, a California non-profit religious corporation, Western Addition A-2 Redevelopment Project Area (Resolution No. 144-2001)

Action Taken: _____

- (l) Authorizing the Reallocation of \$81,500 from the Chinatown Economic Development Fund's Loan Program Line Item to the Administrative Line Item and Authorizing an Amendment to the Personal Service Contract with the Chinatown Economic Development Group in an amount not to exceed \$93,000 to provide administrative services in support of the implementation of the Chinatown Economic Development Plan for the period of August 1, 2001 through July 31, 2002 (Resolution No. 145-2001)

Action Taken: _____

- (m) Authorizing the Executive Director to Execute a Construction Contract with Barri Electric Co., Inc., a California corporation, in an amount not to exceed \$208,880 for the purchase and the installation of a Reader Board and Night Lighting Improvements Contract for the Yerba Buena Gardens Center for the Arts; Yerba Buena Center Redevelopment Project Area (Resolution No. 146-2001)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54956.9(c), Conference with Legal Counsel regarding initiation of litigation: three potential cases.
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

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A G E N D A
Tuesday, July 31, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 24, 2001
- (b) Authorizing Travel for Sylvester McGuire, George Bridges, And Josephine Lee, Contract Compliance Specialist II's, to attend the American Contract Compliance Association's (ACCA) 15th National Training Institute in Cincinnati, Ohio, from September 11-16, 2001 at a cost not to exceed \$4,742.40 (Resolution No. 147-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing Exclusive Negotiations with the Freelon Group, Inc., a North Carolina corporation, to provide Concept Development and Programming for the African American Museum; Yerba Buena Center Redevelopment Project Area (Resolution No. 148-2001)

Action Taken: _____

- (d) Authorizing a First Amendment to the Personal Services Contract with Sherry Kafka Wagner to increase the total amount of compensation by \$50,000 for a total aggregate amount not to exceed \$115,000 for implementation oversight of the Action Plan for Zeum, Yerba Buena Center Redevelopment Project Area (Resolution No. 149-2001)

Action Taken: _____

- (e) Workshop regarding Agency policy on Requests for Proposals for disposition of Agency-owned parcels in the South of Market Earthquake Recovery Project Area
5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:
- (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of professional and Technical engineers Local 21 (IFPTE Local 21). Agency designated representatives: Marcia Rosen, Bertha Ontiveros, Ora Williams and Chris Iglesias.
11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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Michal Forest Settles

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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO WILLIAM E. SMITH,
ACTING AGENCY COMMISSION SECRETARY, AT 749-2455

THERE WILL BE NO COMMISSION MEETING ON

AUGUST 7, 2001

THE NEXT REGULAR MEETING WILL BE HELD ON

AUGUST 14, 2001

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forest Settles

Darshan Singh

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08-12-D-01

A G E N D A

Tuesday, August 14, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 31, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a Personal Services Contract with West Bay Pilipino Multi-Service Center ("West Bay"), a California non-profit corporation, in an amount not to exceed \$79,527 to fund a feasibility study to establish a South of Market Youth Center; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 151-2001)

Action Taken: _____

- (c) Authorizing a \$26,400 Personal Services Contract with Claudia Polley to provide an Organizational Development Plan and related services for the African American Museum; Yerba Buena Center Redevelopment Project Area (Resolution No. 152-2001)

Action Taken: _____

- (d) Authorizing a Personal Services Contract with Jones Lang LaSalle Americas, Inc., increasing the not-to-exceed amount from \$250,000 to \$350,000, for Real Estate Consulting Services in

Action Taken _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:
 - (a) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: one potential case.
 - (b) Pursuant to government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association-Professional/Technical Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forrest Settles

Darshan Singh

Marcia Rosen, Executive Director

Erwin R. Tanjuaquio, Commission Secretary



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AUG 17 2001

A G E N D A
Tuesday, August 21, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

REGULAR AGENDA

- (a) Workshop on the progress report on Plan Adoption and Amendment work for Survey and Project Areas.
 - (b) Authorizing a First Amendment to a Loan Agreement with Conard Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$628,510 for a total aggregate amount of \$888,676 for the rehabilitation of extremely low income rental housing at 3327-3331 26th Street; Citywide Tax Increment Housing Program. (Resolution 153-2001)
 - (c) Conditionally Approving the Combined Basic Concept and Schematic Design for Parcel 1 of Block 41 in Mission Bay South pursuant to an Owner Participation Agreement with Catellus Development Corporation; a Delaware Corporation; Mission Bay South Redevelopment Project Area (Resolution 154-2001)
 - (d) Rescission of Resolution 138-2001, authorizing the issuance, sale and delivery of multifamily housing revenue bonds in one or more series in an aggregate principal amount not to exceed \$10,700,000; and authorizing the issuance, sale and deliverable of variable rate demand multifamily housing revenue bonds (Ocean Beach Apartments) 2001 Series B in a principal amount not to exceed \$9,649,519; determining and prescribing certain matters relating thereto, and approving and authorizing related actions and the execution and delivery of related documents, as part of the Agency's Housing Preservation Program; Citywide tax increment housing program. (Resolution 155-2001)
5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54956.9(a): Conference with Legal Counsel regarding arbitration with regard to Placement of Employees (ARB. Case #00-0-378, Dept. of Industrial Relations). Parties: International Federation of Professional and Technical Engineers Local 21; Service Employees International Union Local 790; and San Francisco Redevelopment Employees Association.
- (b) Pursuant to Government code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association – Management/Supervisory Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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G E N D A
Tuesday, August 28, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of August 14 and 21, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Commending and Expressing Appreciation to Captain Jim White for his dedicated services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 156-2001)

Action Taken: _____

- (c) Authorizing a Second Amendment to the Disposition and Development Agreement with SF Museum Tower LLC, a Delaware limited liability company, for Parcel EB-2A, located at the southeast corner of Third and Mission Streets, to provide for lease requirements and financial support in the amount of \$2,000,000 for the proposed Cultural/Museum Facility; Yerba Buena Center Approved Redevelopment Project Area (Resolution No. 157-2001)

Action Taken: _____

- (d) Authorizing a Personal Services Contract with the Freelon Group, Inc., a North Carolina corporation, to provide Concept Development and Programming Services for the African American Museum to be located at Third and Mission Streets, in an amount not to exceed \$280,244; Yerba Buena Center Redevelopment Project Area (Resolution No. 158-2001)

Action Taken: _____

- (e) Authorizing Expenditure of an amount not to exceed \$25,000 to reimburse expenses for travel by Steering Committee and Staff to selected museums for fact finding and concept development of the African American Museum; Yerba Buena Center Redevelopment Project Area (Resolution No. 159-2001)

Action Taken: _____

- (f) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$918,159 for the Agency's share of the construction cost of Sixth Street Corridor Improvements, Phase I; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 160-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is located at the southeast corner of Turk and Gough Streets, Block 761 Lot 27; Western Addition A-2 Redevelopment Project Area. The owner of the property with whom the Agency may negotiate with is the City and County of San Francisco. Agency negotiators: Marcia Rosen, Olson Lee, Sean Spear, Kate Hartley, and Shirley Wysinger.
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is located at the southwest corner of Franklin Street and Golden Gate Avenue, Block 768 Lot 13, Western Addition A-2 Redevelopment Project Area. The owner of the property with whom the Agency may negotiate with is the City and County of San Francisco. Agency negotiators: Marcia Rosen, Olson Lee, Sean Spear, Kate Hartley, and Shirley Wysinger.
- (c) Pursuant to California Government Code §54956.9, Conference with Legal Counsel regarding existing litigation. Two existing cases:
 - (1) SFRA v. Norman Pearce, Pier 40 Roastery, Inc., Mark Evans and Terry Johns (SF Superior Ct.-Limited, Case No. 176632); and
 - (2) Mark Evans v. Norman Pearce, Pier 40 Roastery, Inc., and SFRA (SF Superior Ct.-Unlimited, Case No. 310861)

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forest Settles

Darshan Singh

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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
 AGENCY COMMISSION SECRETARY, AT 749-2455

THERE WILL BE NO COMMISSION MEETING ON

SEPTEMBER 4, 2001

THE NEXT REGULAR MEETING WILL BE HELD ON

SEPTEMBER 11, 2001

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forrest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, September 11, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Meeting of August 28, 2001
- (b) Authorizing travel expenses for Chris Harris, Housing Division, to attend the AIDS Housing of Washington's 2001 National HOPWA Formula Grantee's Meeting on October 3-5, 2001 in Washington, DC at a cost not to exceed \$1,230 (Resolution No. 161-2001)
- (c) Authorizing a First Supplemental Trust Indenture with BNY Western Trust Company, a State Banking Corporation, as Trustee relating to the Agency's \$26,070,000 Multifamily Housing Revenue Bonds (GNMA Collateralized-1045 Mission Apartments), Series 1998 C and \$3,930,000 Multifamily Housing Revenue Bonds (GNMA Collateralized-1045 Mission Apartments), Taxable Series 1998D for the Affordable Housing Project located at 1045 Mission Street; South of Market Earthquake Recovery Project Area (Resolution No. 162-2001)
- (d) Authorizing a Second Amendment to the Disposition and Development Agreement with Site X Development Associates, LLC, a California limited liability company, to Extend the Schedule of Performance and Amend the Scope of Development to revise the unit mix of first time homebuyer affordable units at Site X located on Keith Street near Hudson Avenue; Hunters Point Redevelopment Project Area (Resolution No. 163-2001)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing the Adoption of the Minimum Compensation Policy and the Health Care Accountability Policy requiring Agency contractors and developers to provide a minimum level of compensation and benefits to their employees and to provide for health care benefits to their employees (Resolution No. 164-2001)

Action Taken: _____

- (f) Workshop regarding the issuance of a Request for Proposals for the development of Parcel 732-A; Western Addition Redevelopment Project Area A-2

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is the Henry Hotel located at 106-112 Sixth Street, Assessor Block No. 3726, Lot 002; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Brandt Nicholson & Nick Patel. Agency negotiators: Olson Lee, Bill Carney, Sean Spear and Vanessa Dandridge.

- (b) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: One potential case

- (c) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of professional and Technical Engineers Local 21 (IFPTE Local 21). Agency designated representatives: Marcia Rosen, Ayisha Benham, Ora Williams and Chris Iglesias.

- (d) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with unrepresented employees: Executive Assistants, Deputy Executive Director, Program and Project Management; Deputy Executive Director, Finance and Administration; Agency General Counsel; and Human Resources Manager. Agency designated representative: Marcia Rosen

- (e) Pursuant to government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association-Professional/Technical Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams

11. Adjournment



San Francisco
Redevelopment Agency

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NOTICE

Due to the National Tragedy of Tuesday, September 11, 2001 all San Francisco City Offices were Closed for Business and the Redevelopment Agency Commission Meeting was Cancelled.

The following matters originally calendared for the September 11th Commission Meeting has been rescheduled for the Commission Meeting of
September 25, 2001:

- (1) Authorizing the Adoption of the Minimum Compensation Policy and the Health Care Accountability Policy requiring Agency contractors and developers to provide a minimum level of compensation and benefits to their employees and to provide for health care benefits to their employees
- (2) Workshop regarding the issuance of a Request for Proposals for the development of Parcel 732-A; Western Addition Redevelopment Project Area A-2

The Agency Commission Meeting on September 25, 2001 will start at **3:00 p.m.**

QUESTIONS MAY BE DIRECTED TO:
Erwin R. Tanjuaquio, Agency Secretary
(415) 749-2457

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamontain

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Michal Foriest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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SEP 17 2001

A G E N D A

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Tuesday, September 18, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 28, 2001
- (b) Authorizing travel expenses for Chris Harris, Housing Division, to attend the AIDS Housing of Washington's 2001 National HOPWA Formula Grantee's Meeting on October 3-5, 2001 in Washington, DC at a cost not to exceed \$1,230 (Resolution No. 161-2001)
- (c) Authorizing a First Supplemental Trust Indenture with BNY Western Trust Company, a State Banking Corporation, as Trustee relating to the Agency's \$26,070,000 Multifamily Housing Revenue Bonds (GNMA Collateralized-1045 Mission Apartments), Series 1998 C and \$3,930,000 Multifamily Housing Revenue Bonds (GNMA Collateralized-1045 Mission Apartments), Taxable Series 1998D for the Affordable Housing Project located at 1045 Mission Street; South of Market Earthquake Recovery Project Area (Resolution No. 162-2001)
- (d) Authorizing a Second Amendment to the Disposition and Development Agreement with Site X Development Associates, LLC, a California limited liability company, to Extend the Schedule of Performance and Amend the Scope of Development to revise the unit mix of first time homebuyer affordable units at Site X located on Keith Street near Hudson Avenue; Hunters Point Redevelopment Project Area (Resolution No. 163-2001)

Action Taken: _____

REGULAR AGENDA

- (e) Authorizing a First Modification to the Construction Contract with Bauman Landscape, Inc., a California corporation, in an amount not to exceed \$619,012 for a new contract sum of \$4,123,966, and for an extension of the completion date of 125 calendar days for additional improvements to the Fillmore Streetscape Project; Western Addition Redevelopment Project Area A-2 (Resolution No. 164-2001)

Action Taken: _____

- (f) Authorizing a Personal Services Contract with Archeo-Tec Inc., a California corporation, in an amount not to exceed \$64,620.00 to provide Archeological Consulting Services for Parcel 2 of Block N2, an Agency Affordable Housing Project; Mission Bay North Redevelopment Project Area (Resolution No. 165-2001)

Action Taken: _____

- (g) Workshop on the Central Freeway Replacement Project and Central Freeway Housing Plan and on the potential acquisition of former Central Freeway parcels for development of affordable housing; Western Addition A-2 Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is the Henry Hotel located at 106-112 Sixth Street, Assessor Block No. 3726, Lot 002; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Brandt Nicholson & Nick Patel. Agency negotiators: Olson Lee, Bill Carney, Sean Spear and Vanessa Dandridge.

- (b) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: One potential case

- (c) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of professional and Technical Engineers Local 21 (IFPTE Local 21). Agency designated representatives: Marcia Rosen, Ayisha Benham, Ora Williams and Chris Iglesias.

- (d) Pursuant to government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association-Professional/Technical Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams

11. Adjournment



San Francisco
Redevelopment Agency

NOTICE

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Due to the National Tragedy of Tuesday, September 11, 2001 all San Francisco City Offices were Closed for Business and the Redevelopment Agency Commission Meeting was Cancelled.

The following matters originally calendared for the September 11th Commission Meeting has been rescheduled for the Commission Meeting of September 25, 2001:

- (1) Authorizing the Adoption of the Minimum Compensation Policy and the Health Care Accountability Policy requiring Agency contractors and developers to provide a minimum level of compensation and benefits to their employees and to provide for health care benefits to their employees
- (2) Workshop regarding the issuance of a Request for Proposals for the development of Parcel 732-A; Western Addition Redevelopment Project Area A-2

The Agency Commission Meeting on September 25, 2001 will start at 3:00 p.m.

QUESTIONS MAY BE DIRECTED TO: DOCUMENTS DEPT.
Erwin R. Tanjuaquio, Agency Secretary
(415) 749-2457

SEP 17 2001

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President
Leroy King, Vice-President
Mark Dunlop
Kathryn C. Palamountain
Ramon E. Romero
Michal Foriest Settles
Darshan Singh

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A G E N D A

Tuesday, September 25, 2001 • 4:00 p.m.

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 18, 2001
- (b) Authorizing a Second Amendment to the Pre-Development Grant Agreement with Manchester Bidwell Corporation, a Pennsylvania non-profit corporation, to extend the term to December 30, 2001, for Pre-Development work in furtherance of the Bayview Hunters Point Center for Arts and Technology project (BAYCAT); Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Survey Area (Resolution No. 166-2001)
- (c) Authorizing travel expenses for Helen Sause, Deputy Executive Director, Program and Project Management to attend the ULI (Urban Land Institute) Awards for Excellence Ceremony on October 4, 2001 and the NAHRO 2001 National Conference and Exhibition on October 5-9, 2001, at a cost not to exceed \$1,975.00 (Resolution No. 167-2001)

Action Taken: _____

REGULAR AGENDA

- (d) Adopting the Minimum Compensation Policy and the Health Care Accountability Policy requiring Agency contractors and developers to provide a minimum level of compensation and benefits to their employees and to provide for health care benefits to their employees (Resolution No. 168-2001)

Action Taken: _____

- (e) Workshop on the proposed Request for Proposals for the Redevelopment of Parcel 732-A; located at the northwest corner of Fillmore and Eddy Streets; Western Addition A-2 Redevelopment Project Area

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54956.8, to instruct the Agency's real property negotiators with respect to the price and terms of sale of a condominium interest on Agency Parcel Block N3a/Parcel 1, Mission Bay North Redevelopment Project Area. The interested party with whom the Agency may negotiate is the City and County of San Francisco Public Library. Agency negotiators: Marcia Rosen, Amy Neches, Matt Schwartz and Pam Sims.
 - (b) Pursuant to Government Code §54956.9(a): Conference with Legal Counsel regarding existing litigation: Redevelopment Agency of the City and County of San Francisco v. Arnold S. Gridley, San Francisco Superior Court Case No.190571
 - (c) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with unrepresented employees: Executive Assistants, Deputy Executive Director, Program and Project Management; Deputy Executive Director, Finance and Administration; Agency General Counsel; and Human Resources Manager. Agency designated representative: Marcia Rosen
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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Tuesday, October 2, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

- 1. Recognition of a Quorum**
- 2. Report on actions taken at previous Closed Session meeting, if any.**
- 3. Matters of Unfinished Business:**
- 4. Matters of New Business:**

CONSENT AGENDA

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Meeting of September 25, 2001
- (b) Authorizing a First Amendment to the Personal Services Contract with McCoy's Patrol Service to extend the contract term for one year and to increase the total compensation in an amount not to exceed \$60,000 for an aggregate contract amount of \$190,000 for Security Guard Services at South Beach Harbor (Resolution No. 169-2001)
- (c) Authorizing a Fourth Amendment to the HOPWA Capital Loan Agreement with Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation, to modify the schedule of performance by extending the time to commence the rehabilitation of the Ambassador Hotel located at 55 Mason Street (Resolution No. 170-2001)
- (d) Authorizing Travel Expenses for Olson Lee, Housing Program Manager to attend the National Association of Local finance Housing Agencies Fall Educational Conference in Baltimore, MD on October 18-20, 2001 at a cost not to exceed \$1,782.00 (Resolution No. 171-2001)

Action Taken: _____

REGULAR AGENDA

- (e) Commending and Expressing Appreciation to Aaron Krasnow for many years of dedicated service upon his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 172-2001)

Action Taken: _____

- (f) Authorizing Exclusive Negotiations with GP/TODCO-A, Inc., a California nonprofit public benefit corporation, for the disposition and development of the Plaza Hotel, located at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 173-2001)

Action Taken: _____

- (g) Authorizing a Personal Services Contract in an amount not to exceed \$150,000 with the Japanese Community Youth Council, a California non-profit public benefit corporation, for fiscal agent services to the Japantown Task Force, Inc., a California non-profit public benefit corporation, in connection with the implementation of the Japantown Comprehensive Community Plan; Western Addition Redevelopment Project Area, A-2 (Resolution No. 174-2001)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the International Federation of professional and Technical Engineers Local 21 (IFPTE Local 21). Agency designated representatives: Marcia Rosen, Ayisha Benham, Ora Williams and Chris Iglesias.

- (b) Pursuant to government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association-Professional/ Technical Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Forest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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OCT - 9 2001

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A G E N D A
Tuesday, October 9, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

REGULAR AGENDA

- (a) Commanding and Expressing Appreciation to Helen L. Sause on the Occasion of the Tenth Anniversary of the Yerba Buena Alliance (Resolution No. 175-2001)

Action Taken: _____

- (b) Public Hearing to hear all persons interested in the Lease of Land located at 1776 Sutter Street

Authorizing a Ground Lease with Namiki Apartments, L.P., a California limited partnership, for the Agency's interest in the land at 1776 Sutter Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 176-2001)

Action Taken: _____

- (c) Authorizing the Issuance, Sale and Delivery of Multifamily Housing Revenue Bonds in an aggregate principal amount not to exceed \$7,500,000 to assist Namiki Apartments; L.P., a California limited partnership with the acquisition and rehabilitation of residential facilities located at 1776 Sutter Street, San Francisco, constituting Parcel 675 of Block 49 of the Western Addition Redevelopment Project Area A-2; Authorizing certain officers to enter into an Indenture of Trust, a Loan Agreement, a Regulatory Agreement and a Bond Purchase Contract with respect to such bonds, Approving an Official Statement and Approving and Authorizing actions and documents relating thereto (Resolution No. 177-2001)

Action Taken: _____

- (d) Workshop on the status of redevelopment planning activities for the proposed Mid Market Redevelopment Project Area

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms with regard to a foreclosure sale. The property is located at 820 O'Farrell Street. The owner of the property is 820 O'Farrell, Inc. Agency negotiators: Olson Lee and Michele Davis.
 - (b) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: One potential case
 - (c) Pursuant to government Code §54957.6 to instruct the Agency's designated representatives to negotiate with the San Francisco Redevelopment Employees Association-Professional/ Technical Unit. Agency designated representatives: Marcia Rosen, Ayisha Benham, and Ora Williams
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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OCT 15 2001

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A G E N D A

Tuesday, October 16, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 2, 2001
- (b) Authorizing a Second Amendment to the Personal Services Contract with Poor People's Radio, Inc., a California non-profit public benefit corporation, to provide live broadcasts of Agency Commission meetings and related public hearings and issues, which extends the contract term through November 21, 2001; All Redevelopment Project and Survey Areas (Resolution No. 178-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing Exclusive Negotiations with GP/TODCO-A, Inc., a California nonprofit public benefit corporation, for the disposition and development of the Plaza Hotel, located at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 179-2001)

Action Taken: _____

- (d) Authorizing the Issuance of a Request for Proposals for the Development of Parcel 732-A, located on the northeast corner of Fillmore and Eddy Streets and Expenditure of Agency funds not to exceed \$50,000 for marketing the Request for Proposals; Western Addition Redevelopment Project Area A-2. (Resolution No. 180-2001)

Action Taken: _____

- (e) Public Hearing to hear all persons interested in Granting a Variance to the Height Requirements of the Yerba Buena Center Redevelopment Plan

Granting a Variance to the Height Requirements of the Yerba Buena Center Redevelopment Plan for a Sign to be mounted on the Zeum Building at the southeast corner of Fourth and Howard Streets on Parcel CB-3; Yerba Buena Center Redevelopment Project Area (Resolution No. 181-2001)

Action Taken: _____

- (f) Authorizing a Second Amendment to Salary Resolution No. 91-99 (Resolution No. 182-2001)

Action Taken: _____

- (g) Approving the Memorandum of Agreement with the San Francisco Redevelopment Employee Association regarding Conditions of Employment for the Professional/technical Bargaining Unit (Resolution No. 183-2001)

Action Taken: _____

- (h) Approving the Renegotiated Memorandum of Agreement with the International Federation of Professional and Technical Engineers Local 21 AFL-CIO (Resolution No. 184-2001)

Action Taken: _____

- (i) Authorizing a Fourth Amendment to Salary Resolution No. 139-2000 (Resolution No. 185-2001)

Action Taken: _____

- (j) Establishing Classifications of Positions and Compensation for the Agency Staff for Fiscal Year 2001-2002 and Establishing Authority for Appointment to and Vacation from positions under said classifications and other matters (Resolution No. 186-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54956.9(a): Conference with Legal Counsel regarding litigation: Morley, et al. v. Rincon, LLC. et al. San Francisco Superior court Case No.: 319595
- (b) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is the Minna Lee Hotel located at 139-149 Sixth Street, Assessor Block No. 3725, Lot 063; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Kiran Patel. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney, Al Luis and Vanessa Dandridge.
- (c) Pursuant to Government Code §54956.8 to instruct the Agency's property negotiators with respect to price and terms of payment. The property is the Henry Hotel located at 106-112 6th Street, Assessor Block No. 3726, Lot 063; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Brandt Nicholson, Trustee of the Patel Trust. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney, Al Luis, Sean Spear and Vanessa Dandridge.
- (d) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is located at 110-115 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Fred and Herta Rautenkranz Living Trust. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney and Vanessa Dandridge.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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Darshan Singh

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A G E N D A

Tuesday, October 23, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanquaquo at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
 - (a) Authorizing an Exclusive Negotiations Agreement with GP/TODCO-A, Inc., a California nonprofit public benefit corporation, for the disposition and development of the Plaza Hotel, located at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 179-2001)

Action Taken: _____

4. Matters of New Business:

REGULAR AGENDA

- (a) Consideration of Revised Standard Provisions in Request for Proposals regarding disclosures by, and evaluation and qualifications of, respondent redeveloper/owner teams (Resolution No. 187-2001)

Action Taken: _____

- (b) Workshop to provide update on status of environmental cleanup at Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is the Alder Hotel located at 169-183 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area and the owner of the property with whom the Agency may negotiate with is Vijaykumar D. and Ramilaben V. Patel. Agency negotiators: Olson Lee, Darby Kremers, Bill Carney and Vanessa Dandridge.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, October 30, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
 - (a) Authorizing an Exclusive Negotiations Agreement with GP/TODCO-A, Inc., a California nonprofit public benefit corporation, for the disposition and development of the Plaza Hotel, located at 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 179-2001)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of October 9 and 16, 2001
- (b) Authorizing a Third Amendment to the Housing Opportunities for Persons With AIDS Capital Loan Agreement with 4445 Third Street Associates, a California limited partnership, to modify the Schedule of Performance to extend the time to complete new construction of 30 units of affordable rental housing at 4417-23 and 4445 3rd Street; Bayview Hunters Point Survey Area (Resolution No. 187-2001)
- (c) Authorizing a Second Amendment to the Owner Participation Agreement and the Housing Opportunities for Persons With AIDS Capital Loan Agreement with the Housing Services Affiliate of Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation, to modify the Schedule of Performance to extend the construction completion date for rehabilitation and new construction of 1652 Eddy Street; Western Addition Area A-2 Redevelopment Project Area (Resolution No. 188-2001)

Action Taken: _____

REGULAR AGENDA

- (d) Authorizing Execution of a Purchase and Sale Agreement and related closing costs with Carolyn Robinson Beecher for the Agency's purchase of a single family residence at 18 Garnett Terrace pursuant to the Agency's Affordable Homeownership Program; Hunters Point Redevelopment Project Area (Resolution No. 189-2001)

Action Taken: _____

- (e) Workshop to provide update on status of environmental cleanup at Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:

- (a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is commonly known as the Muni Substation and is located at 1345 Turk Street (Parcel 756, Lot 1) at the corner of Turk and Fillmore in the Western Addition Project Area A-1. The owner of the property with whom the Agency may negotiate with is the City and County of San Francisco and the City and County of San Francisco Arts Commission. Agency negotiators: Marcia Rosen, Darby Kremers, Olson Lee.
- (b) Pursuant to Government Code §54956.9(a): Conference with Legal Counsel regarding litigation: Redevelopment Agency of the City and County of San Francisco v. James J. Heffernan and Thanos Triant, et al., San Francisco County Superior Court-Limited Jurisdiction, Case No. 189637.
- (c) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: One potential case

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOV - 5 2001

A G E N D A

Tuesday, November 6, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 23, 2001
- (b) Authorizing a First Amendment to the Personal Service Contract between the Agency on behalf of Community Facilities District No. 1 with Robert Poyas, Inc. a California Corporation for landscape maintenance services to extend the Contract term for an additional three month period and to increase the contract amount by \$34,000 for a total aggregate amount not to exceed \$234,000; Rincon Point South Beach Redevelopment Project Area (Resolution No. 190-2001)

Action Taken:_____

REGULAR AGENDA

- (c) Conditionally Approving the Schematic Design for the Agency affordable Senior Housing Project on Parcel 1 of Block N3A; Mission Bay North Redevelopment Project Area (Resolution No. 191-2001)

Action Taken:_____

- (d) Authorizing a Mission Bay North Housing Loan Agreement in an amount not to exceed \$1,966,515 to Mercy Housing California, a California non-profit public benefit corporation for the development of 139 units of affordable senior rental housing on Parcel 1 of Block N3a; Mission Bay North Redevelopment Project Area (Resolution No. 192-2001)

Action Taken:_____

- (e) Consideration of revised standard provisions in Request for Proposals regarding disclosures by, and evaluation and qualifications of, respondent redeveloper/owner teams
(Resolution No. 193-2001)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamontain

Ramon E. Romero

Michal Foriest Settles

Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOV 13 2001

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A G E N D A

Tuesday, November 13, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 30, 2001
- (b) Authorizing a Second Amendment to the Disposition and Development Agreement with Van Ness Care Center, Inc., a California Corporation, to revise the schedule of performance for the purchase and development of Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street, Western Addition Redevelopment Project Area A-2 (Resolution No. 194-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Third Amendment to the Personal Services Contract with Poor People's Radio, Inc., a California non-profit public benefit corporation, for live broadcasts of Agency Commission Meetings and related public hearings and issues, to extend the contract term through October 21, 2003 and to increase the contract amount by \$104,500 beginning October 22, 2001 and \$104,500 beginning October 22, 2002, for a total aggregate contract amount not to exceed \$382,100; All Redevelopment Project and Survey Areas (Resolution No. 195-2001)

Action Taken: _____

- (d) Authorizing a Fifth Amendment to the Operating Agreement with Zeum to increase the Fiscal Year 2001-2002 annual contribution by \$90,000 for a total aggregate amount not to exceed \$663,000 for assistance in the implementation of Zeum's sustainability plan. Yerba Buena Center Redevelopment Project Area (Resolution No. 196-2001)

Action Taken: _____

- (e) Approving the Combined Basic Concept and Schematic Design for Block 26 East pursuant to an Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation; Mission Bay South Redevelopment Project Area (Resolution No. 197-2001)

Action Taken: _____

- (f) Authorizing a Second Amendment to the Personal Services Contract with Claudia Polley, an individual, for organizational development and related services for the African American Museum to increase the contract amount by \$44,000 for a total aggregate amount not to exceed \$90,400 to extend the term of the contract to April 15, 2001, and to revise the method of payment; Yerba Buena Center Redevelopment Project Area (Resolution No. 198-2001)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director:

9. Commissioners' Questions and Matters

10. Closed Session:

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators regarding the Primary Developer, Lennar-BVHP for the Hunters Point Shipyard. Agency negotiators: Marcia Rosen, Darby Kremers, Kevin Warner, Don Capobres

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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Michal Forrest Settles

Darshan Singh

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Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, November 20, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meetings of November 6 and 13, 2001

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a Sixth Amendment to the Exclusive Negotiations Agreement with Lennar/BVHP, LLC, a California limited liability company, to Revise the Schedule of Performance and Budget and Extend the Term for 12 months; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 199-2001)

Action Taken: _____

- (c) Approving the Selection of 62 Names of Pioneers and Heroes representing the Western Addition Area for Inclusion in the O'Farrell Street Plaza as part of the Fillmore Street Urban Design Streetscape Project; Western Addition Redevelopment Project Area A-2 (Resolution No. 200-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 - (a) Pursuant to Government Code §54956.9(b), Conference with Legal Counsel regarding anticipated litigation: One potential case
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President

Leroy King, Vice-President

Mark Dunlop

Kathryn C. Palamountain

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A G E N D A

Tuesday, November 27, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing travel for Ayisha Benham, Deputy Executive Director, Finance and Administration to attend the Bond Buyer National Public Finance Conference on December 2-4, 2001 in New York at a cost not to exceed \$2,000.00 (Resolution No. 201-2001)

Action Taken: _____

REGULAR AGENDA

- (b) Authorizing a Personal Services Contract in an amount not to exceed \$55,000 with the Fillmore Jazz Preservation District Merchants Association to produce the 2001 Fillmore Jazz Preservation District Holiday Celebration; Western Addition Redevelopment Project Area, A-2 (Resolution No. 202-2001)

Action Taken: _____

- (c) Conditionally Approving the Schematic Design for the proposed 29 unit residential development located at 474 Natoma Street; South of Market Earthquake Recovery Project Area (Resolution No. 203-2001)

Action Taken: _____

- (d) Authorizing a First Amendment to the Development and Disposition Agreement with Asian, Inc., a California nonprofit public benefit corporation, to Modify the Schedule of Performance for the opening of escrow, in conjunction with the construction of 29 low and moderate ownership units, 474 Natoma Street; South of Market Earthquake Recovery Project Area (Resolution No. 204-2001)

Action Taken: _____

- (e) Authorizing a Second Amendment to the Community Development Block Grant Loan Agreement with GP/TODCO-A, a California nonprofit public benefit corporation, to Amend the Schedule of Performance for the Acquisition and Rehabilitation of the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 205-2001)

Action Taken: _____

- (f) Authorizing a First Amendment to the Tax Increment Affordable Housing Program Loan Agreement and a First Amendment to the Promissory Note with GP/TODCO-A, a California nonprofit public benefit corporation, to Amend the Repayment Terms of the Loan for the Acquisition and Rehabilitation of the Delta Hotel, 80-88 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 206-2001)

Action Taken: _____

- (g) Authorizing an Assignment and Assumption Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, for the Purchase of real property located at 4800 Third Street in the amount of \$625,000 and related costs including a \$100,000 Lease Termination Payment, \$10,000 in closing costs and \$50,000 in other related costs for a total amount not to exceed \$800,000, in conjunction with the development of very low and low income rental housing and ground floor commercial space within the Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 207-2001)

Action Taken: _____

- (h) Authorizing an Exclusive Negotiations Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, leading to the long term ground lease of 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, in conjunction with the development of very low and low income rental housing and ground floor commercial space; Citywide Tax Increment Housing Program (Resolution No. 208-2001)

Action Taken: _____

- (i) Authorizing a Tax Increment Predevelopment Loan Agreement in an amount not to exceed \$400,000 to San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in conjunction with the development of very low and low income rental housing and ground floor commercial space at 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 209-2001)

Action Taken: _____

- (j) Directing the Executive Director to Establish an Internal Mechanism and Process for the Development of the Plaza Hotel and Future Affordable Housing Developments (Resolution No. 210-2001)

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director:
 9. Commissioners' Questions and Matters
 10. Closed Session:
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, December 4, 2001 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:

CONTINUED FROM NOVEMBER 20, 2001

- (a) Approving the Selection of 62 Names of Pioneers and Heroes representing the Western Addition Area for Inclusion in the O'Farrell Street Plaza as part of the Fillmore Street Urban Design Streetscape Project; Western Addition Redevelopment Project Area A-2 (Resolution No. 200-2001)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 20, 2001
- (b) Authorizing a First Amendment to the Tax Increment Loan Agreement with Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation, to Extend the loan repayment date from December 18, 2001 to the closing of permanent financing, in conjunction with the Acquisition and Rehabilitation of 179 units of very low income rental housing at the Alexander Residence, 230 Eddy Street; Affordable Housing Preservation and Citywide Tax Increment Housing Programs (Resolution No. 211-2001)

Action Taken: _____

REGULAR AGENDA

- (c) Authorizing a Housing Opportunities for Persons With AIDS Capital Loan Agreement with Mercy Properties, Inc., a Colorado nonprofit public benefit corporation, in an amount not to exceed \$2,300,000 in conjunction with the Acquisition and Rehabilitation of 61 very low income rental units and approximately 6,400 square feet of ground floor commercial space at the Derek Silva Community Residence, 1594 Market Street (Resolution No. 212-2001)

Action Taken: _____

- (d) Authorizing a Second Amendment to the Tax Increment Loan Agreement with Mercy Properties California, a California non-profit public benefit corporation, pertaining to the Acquisition and Rehabilitation of 151 SRO units of very low income housing at the Marlton Manor, 240 Jones Street, that Rescinds the First Amendment to the Tax Increment Loan Agreement and Extends the repayment date for the previously approved Interim Loan of Three Million, Four Thousand, Three Hundred and Thirty Three Dollars (\$3,004,333) to the closing of permanent financing; the Agency's Housing Preservation Program and Citywide Tax Increment Housing Program (Resolution No. 213-2001)

Action Taken: _____

- (e) Authorizing a Revised Standby Payment Agreement with Mercy Properties California, a California non-profit public benefit corporation, and the Marlton Manor permanent lender in conjunction with the Acquisition and Rehabilitation of 151 SRO units of very low income housing at the Marlton Manor, 240 Jones Street, that Increases the Agency's contingent standby payment obligation from an amount no more than Three Million Dollars (\$3,000,000) to an amount no more than Four Million Five Hundred Thousand Dollars (\$4,500,000); the Agency's Housing Preservation Program and Citywide Tax Increment Housing Program (Resolution No. 214-2001)

Action Taken: _____

- (f) Authorizing a First Amendment to the Ground Lease with Mercy Properties California, a California non-profit public benefit corporation, to make the entire Annual Rent accrueable for the Marlton Manor, 240 Jones Street; Housing Preservation and Citywide Tax Increment Housing Programs (Resolution No. 215-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director:
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

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Mark Dunlop

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Marcia Rosen, Executive Director
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A G E N D A

Tuesday, December 11, 2001 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #10 Townsend, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any
3. Matters of Unfinished Business
4. Matters of New Business:

REGULAR AGENDA

- (a) Authorizing a First Amendment to the Contract for Sale of Land to redeveloper for a Turnkey Senior Citizens Housing Project with the Housing Authority of the City and County of San Francisco, a public body corporate and politic, for the proposed subdivision and re-landscaping of the common area adjacent to Clementina Towers located at 320 Clementina Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 216-2001)

Action Taken: _____

- (b) Authorizing an Owner Participation Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, for the construction of 85-units of very low income senior housing, and an approximately 9,400 square foot retail/institutional component at 827 Howard Street and re-landscaping of the Clementina Commons common area; Yerba Buena Center Redevelopment Project Area (Resolution No. 217-2001)

Action Taken: _____

- (c) Authorizing a Predevelopment Grant Agreement with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$132,000, in conjunction with the re-landscaping of the common area adjacent to Clementina Towers at 320 Clementina Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 218-2001)

Action Taken: _____

- (d) Public Hearing to hear all persons interested in the proposed Conditional Uses for 827 Howard Street; Yerba Buena Center Redevelopment Project Area
- Approving (1) a Conditional Use to allow an increase in the building height from 40 feet to 85 feet and to increase the maximum permitted building bulk; and (2) a Variance from the rear yard requirement; and, Conditionally Approving the Schematic Design for the air-right parcels A and B at 827 Howard Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 219-2001)
- Action Taken: _____
- (e) Public Hearing to hear all persons interested in the Assignment and Assumption Agreement for the development of two first-time home ownership units at Site X located on Keith Street near Hudson Avenue, Hunters Point Redevelopment Project Area
- Approving the Assignment by Site X Development Associates, LLC, a California limited liability company, to Habitat for Humanity San Francisco, a California nonprofit public benefit corporation, of the right to acquire and develop two of the ten lots comprising Site X, located on Keith Street near Hudson Avenue pursuant to a Partial Assignment and Assumption Agreement and the Third Amendment to the Site X Disposition and Development Agreement; Hunters Point Redevelopment Project Area (Resolution No. 220-2001)
- Action Taken: _____
- (f) Authorizing a Third Amendment to the Disposition and Development Agreement with Site X Development Associates, LLC, a California limited liability company, regarding development of Site X on Keith Street near Hudson Avenue as affordable single-family homes for first-time homebuyers, to Add Habitat for Humanity San Francisco, a California nonprofit public benefit corporation, as the co-developer of two of the ten lots on Site X and Amend certain development requirements; Hunters Point Redevelopment Project Area (Resolution No. 221-2001)
- Action Taken: _____
- (g) Authorizing an Option Agreement with Mercy Housing California, a California nonprofit public benefit corporation, Granting the Agency an option to purchase the land portion only of the Dudley Apartments, located at 172 Sixth Street, in an amount not to exceed \$1,400,000, in conjunction with the Acquisition and Rehabilitation of 75 very low and low income rental units; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 222-2001)
- Action Taken: _____

- (h) Authorizing a Tax Increment Loan Agreement with Mercy Housing California, a California nonprofit public benefit corporation, in an amount not to exceed \$6,702,754, in conjunction with the Acquisition, Predevelopment, and Rehabilitation of 75 very low and low income rental units at the Dudley Apartments, 172 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 223-2001)

Action Taken: _____

- (i) Authorizing a Second Amendment to the Grant and Regulatory Agreement with Compass Community Services, Inc. a California non-profit public benefit corporation, in an amount not to exceed \$115,000 for a total aggregate amount of \$954,620, in conjunction with the Rehabilitation of 12 units of very low income transitional housing at 111 Page Street, San Francisco; Citywide Tax Increment Housing Program (Resolution No. 224-2001)

Action Taken: _____

**STAFF WILL RECOMMEND THAT ITEM 4 (j) BELOW BE
CONTINUED TO THE JANUARY 8, 2002 COMMISSION MEETING**

- (j) Establishing criteria for evaluating the Agency's direct development of future affordable housing

Action Taken: _____

5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
 11. Adjournment
-

REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Benny Y. Yee, President
Leroy King, Vice-President
Mark Dunlop
Kathryn C. Palamountain
Ramon E. Romero
Darshan Singh

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

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A G E N D A
Tuesday, December 18, 2001 • 4:00 p.m.

DOCUMENTS DEPT

DEC 17 2001

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business:
4. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE
CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 27, 2001
- (b) Amending Resolution No. 186-2001 to Revise the Compensation for Agency Staff
(Resolution No. 225-2001)

Action Taken:_____

REGULAR AGENDA

- (c) Election of President and Vice President.

Action Taken:_____

- (d) Commending and Expressing Appreciation to Dr. Michal Foriest Settles upon the occasion of her departure from the Redevelopment Agency Commission (Resolution No. 226-2001)

Action Taken:_____

- (e) Authorizing a Tax Increment Loan Agreement with Community Housing Partnership, a California nonprofit public benefit corporation, to restructure a previous loan and to increase the loan amount by \$4,392,017 for a total aggregate amount not to exceed \$4,788,630, in for the rehabilitation of 86 units of very low income rental housing units including modernization of the elevator at the Senator Residence, 519 Ellis Street; Citywide Tax Increment Housing Program (Resolution No. 227-2001)

Action Taken:_____

- (f) Authorizing an Amended and Restated Tax Increment Grant Agreement with Community Housing Partnership, a California nonprofit public benefit corporation, and to increase the grant amount by \$1,578,215 for a total aggregate amount not to exceed \$2,997,797 for rehabilitation costs at the Senator Residence located at 519 Ellis Street; Citywide Tax Increment Housing Program (Resolution No. 228-2001)

Action Taken: _____

- (g) Authorizing a First Amendment to the Agreement for Disposition of Land for Private Redevelopment with Ridgeview Terrace Affordable Housing, Inc., a California Nonprofit public benefit corporation, as successor in interest to Ridgeview Terrace Limited Partnership, a California Limited Partnership, to extend the term of the agreement and other modifications in conjunction with the acquisition of the property at 140 Cashmere Street; Agency Housing Preservation Program; Hunter's Point Redevelopment Project Area (Resolution No. 229-2001)

Action Taken: _____

- (b) Authorizing a First Amendment to the Agreement for Disposition of Land for private Redevelopment with Robinson Affordable Housing, Inc., a California nonprofit public benefit corporation, as successor in interest to Jackie Robinson Apartments, Ltd., a District of Columbia Corporation, to extend the term of the agreement and other modifications in conjunction with the acquisition of the property at 1340 Hudson Avenue; Agency Housing Preservation Program; Hunter's Point Approved Redevelopment Project Area (Resolution No. 230-2001)

Action Taken: _____

- (i) Authorizing a Fifth Amendment to the Personal Services Contract with the Market Street Association, in an amount not to exceed \$68,610, for a total aggregate contract amount not to exceed \$301,800, for administrative and community outreach services in support of the Mid Market Project Area Committee; Mid Market Redevelopment Survey Area (Resolution No. 231-2001)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session:
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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YERBA BUENA CENTER FOR THE ARTS FORUM
701 MISSION STREET
SAN FRANCISCO, CA 94103
www.ci.sf.ca.us/sfra

Wednesday, December 19, 2001 • 5:00 – 8:00 p.m.

CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

Pursuant to Section 32 of the bylaws of the Redevelopment Agency, Notice is hereby given that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held at the Yerba Buena Center for the Arts Forum, 701 Mission Street, San Francisco, California from 5:00 to 8:00 p.m. on Wednesday, December 19, 2001.

A G E N D A DOCUMENTS DEPT.

1. Recognition of Quorum
2. Matters of New Business:

DEC 17 2001

REGULAR AGENDA

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- (a) Workshop regarding background on the African American Museum as part of the third Community "Stakeholders' Meeting" concerning the Museum, located on Parcel EB-2A (southeast corner of Third and Mission Streets); Yerba Buena Center Redevelopment Project Area
3. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
4. Adjournment

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in Yerba Buena Center for the Arts Forum, 701 Mission Street at the corner of Third Street, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is the Powell Street Station, three blocks from the Yerba Buena Center for the Arts Forum. Accessible MUNI lines serving this location are: #15 Third, 30, 30X Stockton, 45 Union/Stockton, 9X San Bruno Express, 14, 14L, 14X Mission, the F Line to Market and Third Streets. For more information about MUNI accessible services, call 415-923-6142.
 3. There is accessible parking in the Hearst Parking Garage on Third between Market and Mission Streets, and the 5th and Mission Parking Garage on Mission between Fourth and Fifth Streets.
 4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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